

**PLANNING COMMISSION – MAY 16, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		Southland Hills Addition, Sections Twenty-Four A and B	
SYNOPSIS:			
<p>On November 15, 2021, the Planning Commission approved both subdivisions as one subdivision. The applicant is seeking to split them into two subdivisions, allowing 24A to move forward first. No changes in lot configurations or layout have been made on the new plats. 24A is for 9 residential lots and 24B is for 10 residential lots. The 24A lot widths at 45 feet will only allow zero lot line or townhomes, both of which are allowed in the RM-1 zone on the property. The lot sizes are smaller than the governing preliminary plat, however, the Planning Commission approved this configuration last time and therefore, to remain consistent with this decision, Staff is recommending approval of both plats.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southeast of Stone Canyon Trail and Maplewood Drive		3.588 acres out of the C. Dammann Survey No. 180, Abstract No. 141.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Paulann	RM-1	N – Neighborhood	24A: 1.416 ac. 24B: 2.172 ac.
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Stone Canyon Trail (Existing local street) required: 50' ROW, 40' paving or 36' with 4' sidewalk; provided: 50' ROW; 40' paving width. Walnut Hill Drive (New Local Street extension) required: 50' ROW, 40' paving or 36' with 4' sidewalk; provided: 50' ROW; 40' paving width, both to be provided. Forest Hill Drive (New Local Street extension) required: 50' ROW, 40' paving or 36' with 4' sidewalk; provided: 50' ROW; 40' paving width, both to be provided. 			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of a final plat for Southland Hills, Section Twenty-Four A subject to seven conditions of approval, and APPROVAL of a final plat of Southland Hills, Section Twenty-Four B, subject to seven conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Duncan Group Southland LLC Petitioner: Russell Gully, P.E. SKG Engineering, LLC</p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Recommendations:

Staff recommends **APPROVAL** of a final plat of Southland Hills, Section 24A, 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 plat recordation, submit a revised plat with the following:
 - a) Add the incremental half of right-of-way for Walnut Hill south of Lot 9 extending to end of property;
 - b) create a 15-foot front building line for zero-lot line home and remove reference to 20-foot building line;
 - c) add 4-foot maintenance easements on the 10 foot setback side of the zero lot line homes. [Land Development and Subdivision Ordinance, Chapter 7.II, 9.III.A.5, Zoning Ordinance, Section 501.B].
3. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].D
6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Walnut Hill Drive, meeting the requirements for an "urban" local roadway with a minimum 40' 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 an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

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.

Staff recommends **APPROVAL** of a final plat of Southland Hills, Section 24B, 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 plat recordation, submit a revised plat adding the four-foot wide maintenance easements on the 10 foot setback side of the zero lot line homes if used for this purpose [Land Development and Subdivision Ordinance, Chapter 7.II, Zoning Ordinance, Section 501.B].
3. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version

of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].D

6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Forest Hill Drive, meeting the requirements for an "urban" local roadway with a minimum 40' 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 an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
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

Final Plats

Governing Preliminary Plat

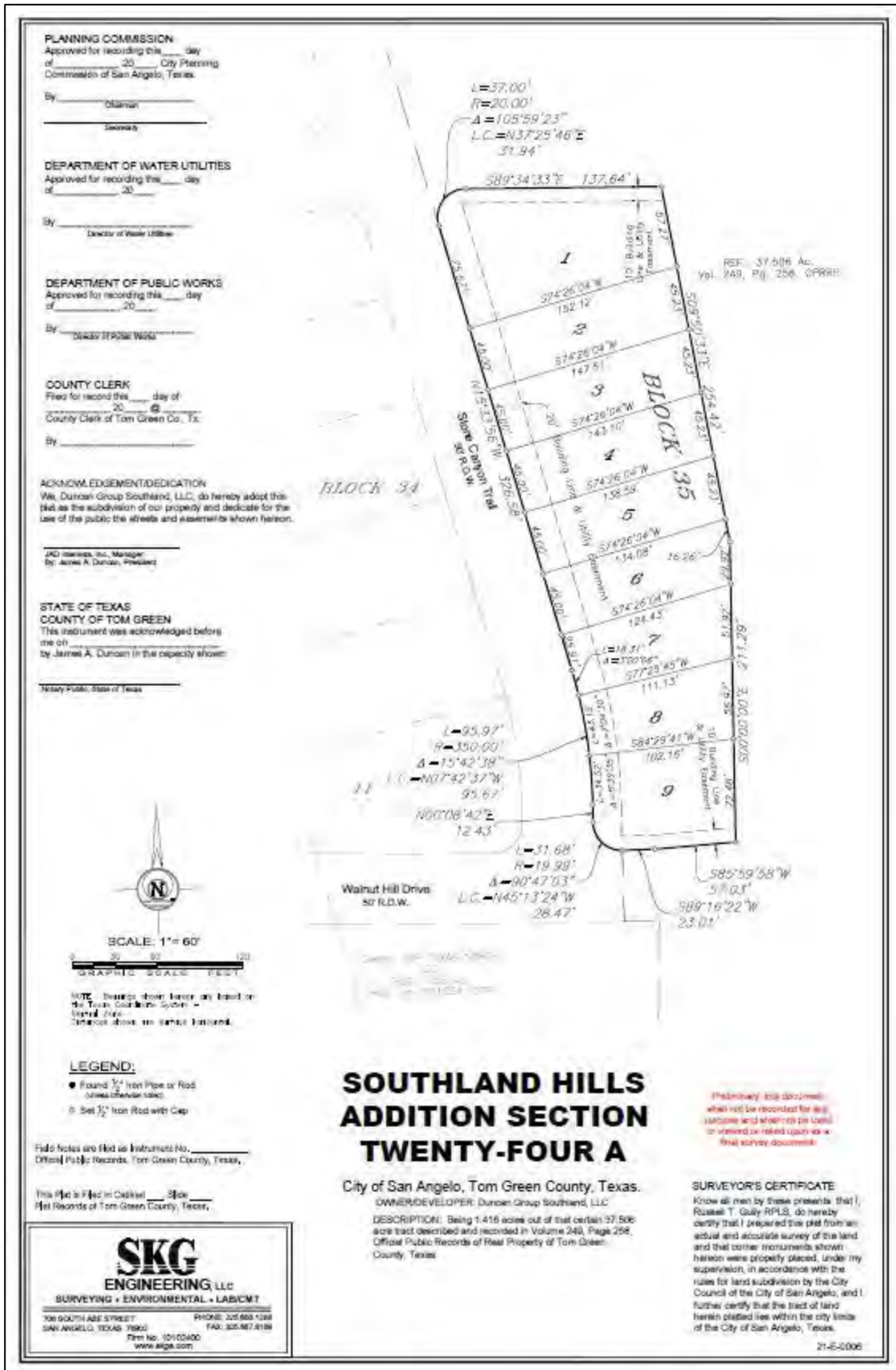
Final Plat

Applications

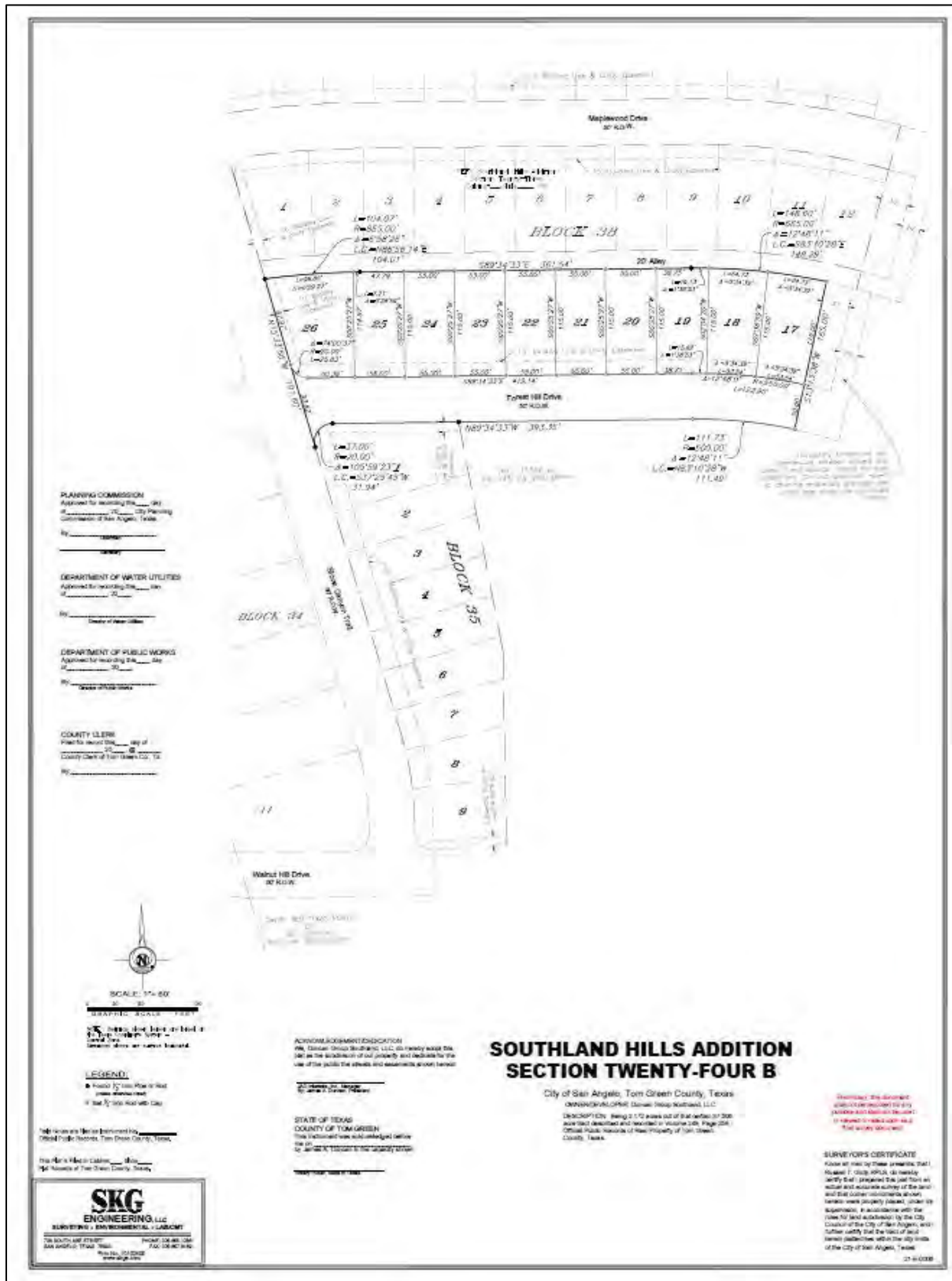


<p>Southland Hills Add Sec 23</p>	<p>Legend</p>	<p>N</p>	
<p>Forrest Hill and Stone Canyon</p>	<p>Subject Properties: </p>		
<p>Council District #1 - Tommy Hiebert</p>	<p>Current Zone District: RM-1</p>		
<p>Neighborhood: Bonham</p>	<p>Requested Zone District: RS-3</p>		
<p>Scale: 1" approx. = 400 ft</p>	<p>Vision Plan: Neighborhood</p>		

24A



24B



PLANNING COMMISSION
 Approved for recording this _____ day of _____, 2022, City Planning
 Commission of San Angelo, Texas.
 By: _____

DEPARTMENT OF WATER UTILITIES
 Approved for recording this _____ day of _____, 2022.
 By: _____

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this _____ day of _____, 2022.
 By: _____

COUNTY CLERK
 Place to record this _____ day of _____, 2022.
 County Clerk of Tom Green County, TX.
 By: _____



NOTES: See also plat in Book 4
 of _____ City Plat
 recorded in _____

LEGEND:
 - - - - - Easement
 - - - - - Utility

This plat was prepared by
 SKG Engineering, L.L.C.
 1944 Avenue of the Stars, Suite 100
 San Angelo, Texas 76901

SKG
 ENGINEERING, L.L.C.
 SURVEYING • ENVIRONMENTAL • LABOUMT
 1944 AVENUE OF THE STARS, SUITE 100
 SAN ANGELO, TEXAS 76901
 P.O. BOX 1000
 SAN ANGELO, TEXAS 76901

ACKNOWLEDGMENT
 We, the undersigned, being the duly qualified and licensed surveyors of the State of Texas, do hereby certify that we are the authors of the foregoing plat and that the same is a true and correct copy of the original plat as recorded in our office.

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This plat was prepared and recorded in my office
 on this _____ day of _____, 2022.

 Surveyor

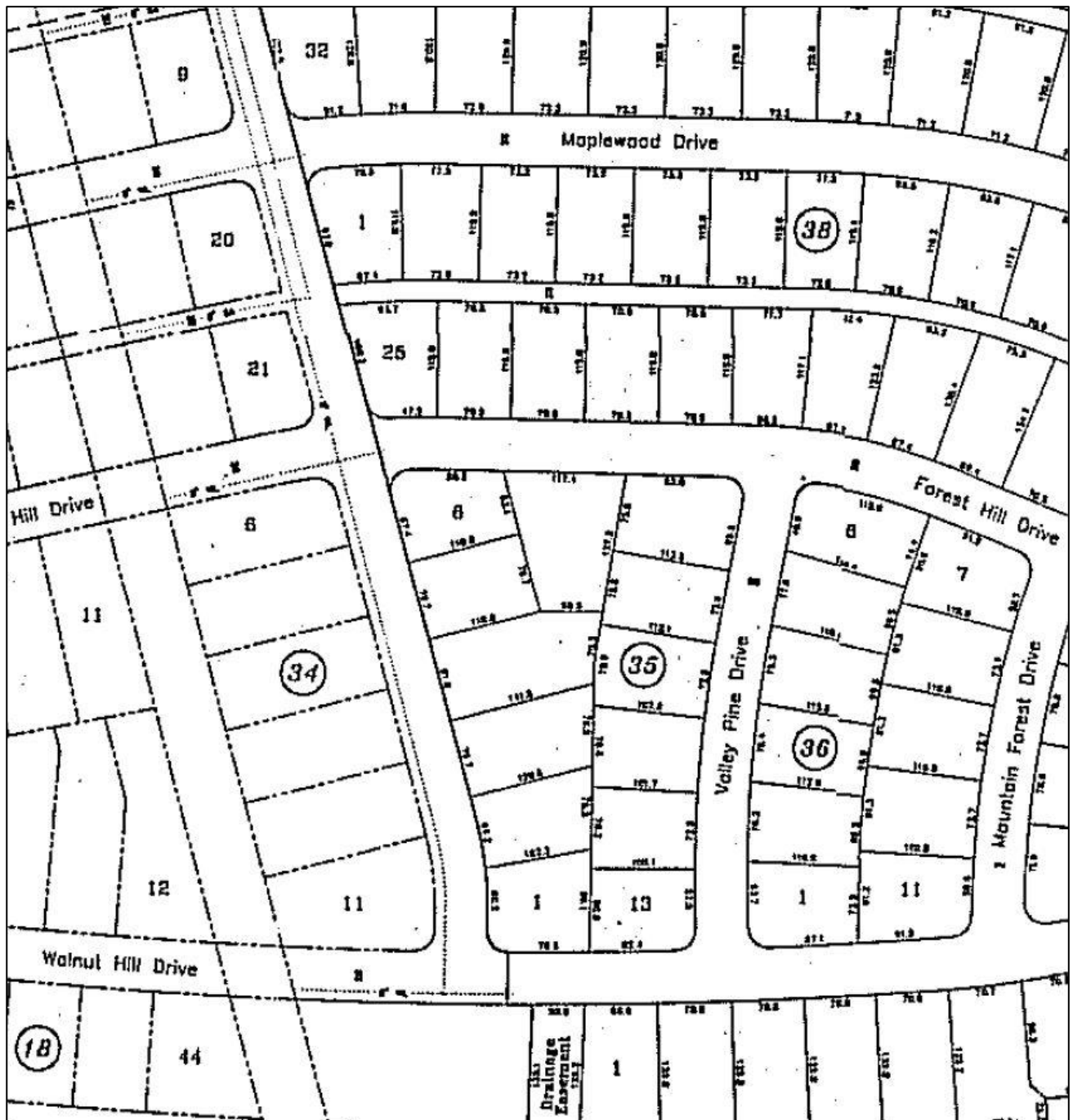
**SOUTHLAND HILLS ADDITION
 SECTION TWENTY-FOUR B**

City of San Angelo, Tom Green County, Texas
 OWNERS/PLANNERS: Daniel Neep, Matthew, LLC
 DESCRIPTION: Being 0.72 acres out of that portion of 206
 acres that described and located in Volume 206, Page 254,
 Official Public Records of Tom Green County,
 County, Texas.

Checklist the document
 contains all the information
 required to record the same
 in the public records of the
 State of Texas.

SURVEYORS CERTIFICATE
 I, the undersigned, being the duly qualified and licensed surveyors of the State of Texas, do hereby certify that we are the authors of the foregoing plat and that the same is a true and correct copy of the original plat as recorded in our office.

Governing 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

SOUTHLAND HILLS ADDITION SECTION TWENTY-FOUR A

Proposed Subdivision Name

Abst: A-0141 S-0180, Survey: C DAMMANN, 1.416 ACRES

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

38-00141-0001-000-00

Tax ID Number(s) (can be found on property tax statement or at www.tamarencad.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
Duncan Group Southland LLC	512-789-3587	jad2@sbcglobal.net

Property Owner:

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

Architect/Engineer/Design Professional:

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

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

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

Section 3: Property Characteristics

1.416

9

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 1.416 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 1.416 Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

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

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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.

[Signature] for Duncan Group Southland, LLC
 Owner's Signature
 Date: 4-20-22
 Date: 04-20-2022

Representative's Signature

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: _____



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

SOUTHLAND HILLS ADDITION SECTION TWENTY-FOUR B

Proposed Subdivision Name

Abst: A-0141 S-0180, Survey: C DAMMANN, 2.172 ACRES

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

38-00141-0001-000-00

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant:

Name	Phone Number	Email Address
Duncan Group Southland, LLC	512-789-3567	jad12@sbcglobal.net

Property Owner:

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

Architect/Engineer/Design Professional

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

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

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

Section 3: Property Characteristics

2.172 10

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 2.172 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 2.172 Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

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

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

(Section 4 continues on next page)

Section 4, continued

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

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

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

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


 Owner's Signature _____ Date 4-20-22
01 Powers Ferry, L.P., 2010-2012-001-1
 202 34 23 11 22 01 090
 Representative's Signature _____ Date 04-20-2022

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 – MAY 16, 2022
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP22-04/Z22-10: Southeast corner of Country Club Road and S. Ratliff Road	
SYNOPSIS:			
<p>On April 18, 2022, the Planning Commission approved a final plat for the subject property. The applicant has now submitted applications for a Comprehensive Plan Amendment and Rezoning for the subject property to facilitate development of the platted lots. They are also requesting to be annexed into the City which is running concurrently with these requests. The Comprehensive Plan would change the Future Land Use and zoning on the 35.65 acres from Rural to Neighborhood and Single-Family Residential (RS-1) for the single-family homes, and would change the Future Land Use and zoning on the 2.33-acre lot from Rural to Commercial and General Commercial (CG) for commercial development.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southeast corner of Country Club Road and S. Ratliff Road.		37.98 acres in the M. Mayer Survey No. 169 and within Block 9 of the Upton and Collins Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	N/A	R – Rural	37.98 acres
NOTIFICATIONS:			
9 notifications for CP21-06 and Z21-09 were mailed within a 200-foot radius on May 3, 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 certain lands from the “Rural” to the “Neighborhood” Future Land Use and to zone property Single-Family Residential (RS-1) on 35.65 acres; and DENIAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the “Rural” to the “Commercial” Future Land Use and to zone property General Commercial (CG) on 2.33 acres, and ALTERNATIVELY RECOMMENDS APPROVAL of “Neighborhood Center” Future Land Use and Neighborhood Commercial (CN) zoning on the 2.33 acres.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Dorado Bay, LLC (Casey Poynor)			
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 supports the Comprehensive Plan Amendment to **Neighborhood** on the 35.65-acre portion of the property. The land to the east, northeast, and northwest is already zoned Single-Family Residential and designated Neighborhood in the Comprehensive Plan. The Neighborhood designation and the RS-1 zoning would facilitate construction of the new single-family lots. Staff is not supportive of the **Commercial** Future Land Use. Commercial Uses per the Future Land Use policies “are often single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage into the major street network” and the policies encourage transitional and intermediate uses in between commercial areas and neighborhoods. The commercial lot is an exclusive lot next to a residential area and Staff believes the **Neighborhood Center** designation would be more appropriate given proximity to the residential neighborhood.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The lots will comply with the proposed zoning districts. All the residential lots are at least 0.5-acre and will comply with the RS-1 and CG standards. However, Staff recommends Neighborhood Commercial (CN) instead of General Commercial (CG) on the commercial lot given its location next to a residential neighborhood. The CN district intent statement in the Zoning Ordinance is to provide commercial development that serves and is supported by a relatively small area which should be low intensity with small floor areas. CN would limit outdoor storage to within 5 feet of a building wall instead of 10% of the lot area in CG. These provisions would limit the overall scale of development but still allow a wide range of retail commercial uses (see attached handouts). Uses that would be considered more intense and require additional buffering or screening are not allowed by right in CN but would be allowed in CG such as Self-Service Storage, Vehicle Wash and Manufacturing Craft by Artisan. CG would also with a conditional use option for certain Industrial Services, Warehouse and Freight and Wholesale Trade, uses not appropriate in residential neighborhoods.
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.** RS-1 with CN zoning would be compatible with the surrounding area, but CG would not be for the reasons noted above.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The property is being annexed into the City Limits and requires the designation of an appropriate zoning district consistent with the Future Land Use Plan.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse environmental affects at this time. A drainage study was required as a condition of the plat. At time of permitting, a further review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The property is located within the “Immediate” area for Annexation in the City’s Annexation Plan. It is also surrounded by residential homes to the southwest, northwest, and northeast. Staff believes there is a community need for more residential housing, along with a small-scale neighborhood commercial lot.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The approved plat will provide access to the subdivision from Country Club Road, a major collector road, and S. Ratliff Road, a minor collector road. As part of the subdivision plat approval, the applicant is required to pave an additional 8 feet for Ratliff Road on their incremental half to improve the road to the required standard. The Planning Commission approved the plat and Staff believes the proposed development and street connections are adequate to serve this area.

Recommendation:

Staff recommends **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the “Rural” to the “Neighborhood” Future Land Use and to zone property Single-Family Residential (RS-1) on 35.65 acres; and **DENIAL** of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the “Rural” to the “Commercial” Future Land Use and to zone property General Commercial (CG) on 2.33 acres, and **ALTERNATIVELY RECOMMENDS APPROVAL** of “Neighborhood Center” Future Land Use and Neighborhood Commercial (CN) on the 2.33 acres.

Note:

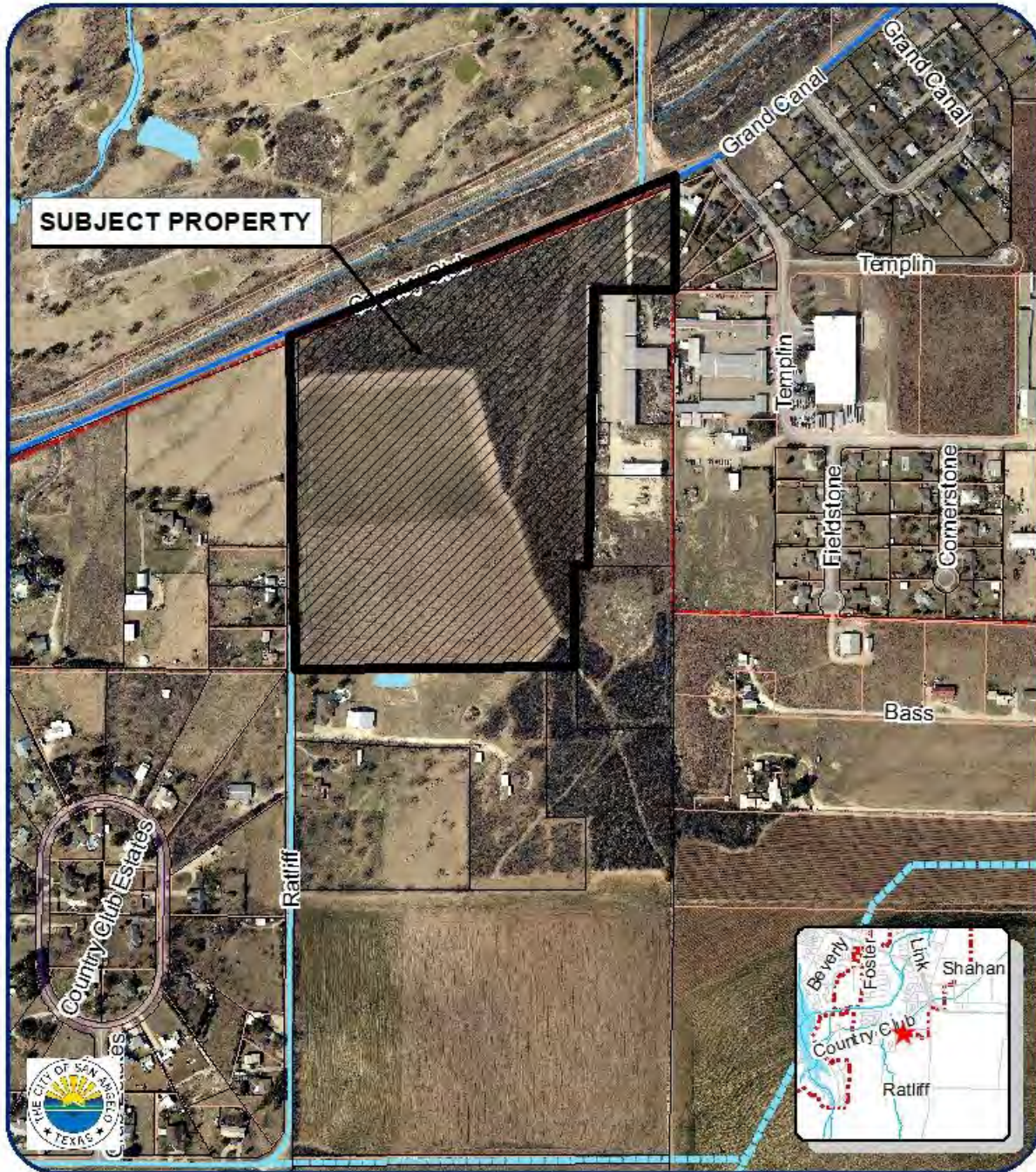
1. Prior to approval, the property is to be annexed into the City Limits.

Attachments:

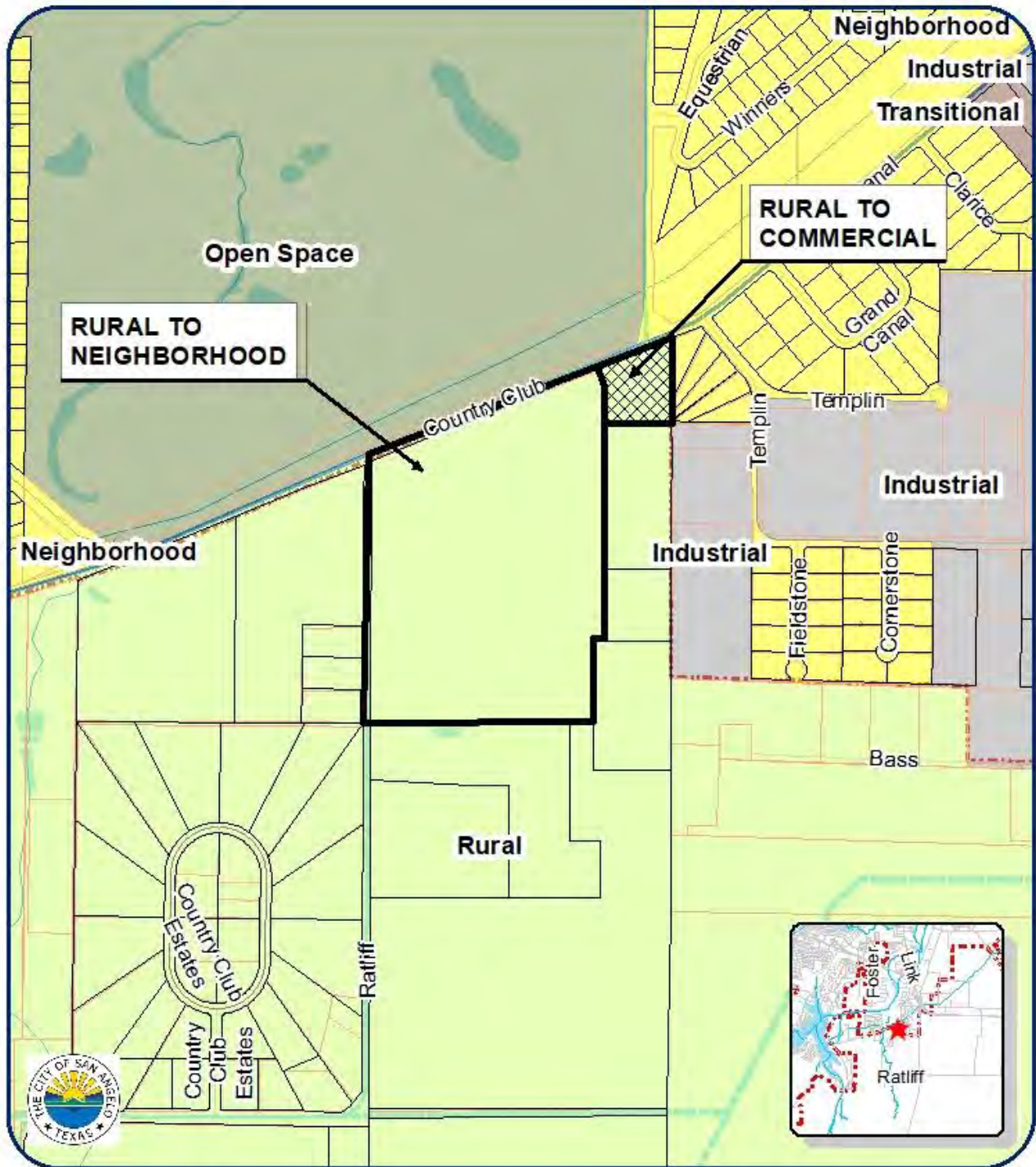
Aerial Map, Future Land Use Map, Zoning Map

Photographs

Applications



Rezoning Z22-10: Country Club Rd/S. Ratliff Rd. Council District 1 - Tommy Hiebert Neighborhood: Country Club Scale: 1" approx. = 500 ft SE of Country Club Rd/S. Ratliff Rd, 37.98 ac.	Legend Subject Properties: N Current Zoning: N/A Requested Zoning Change: RS-1 and CG Vision: Rural Requested Vision Change: Neighborhood and Commercial
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Comp. Plan and Rezoning

CP22-04/Z22-10: Country Club Rd/S. Ratliff Rd.

Council District 1 - Tommy Hiebert

Neighborhood: Country Club

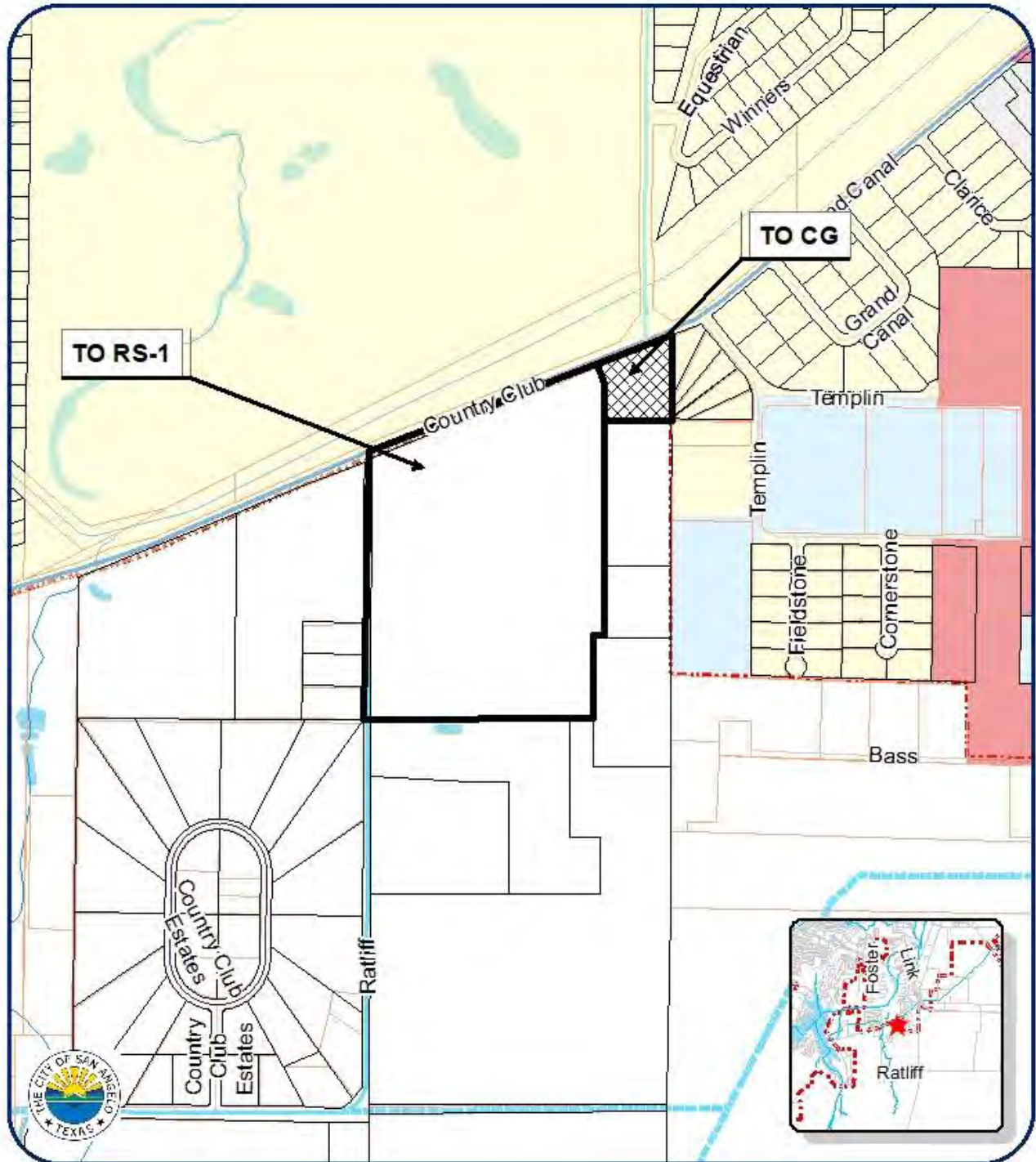
Scale: 1" approx. = 625 ft

SE of Country Club Rd/S. Ratliff Rd, 37.98 ac.

Legend

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





Comp. Plan and Rezoning

CP22-04/Z22-10: Country Club Rd/S. Ratliff Rd.

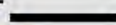
Council District 1 - Tommy Hiebert

Neighborhood: Country Club

Scale: 1" approx. = 625 ft

SE of Country Club Rd/S. Ratliff Rd, 37.98 ac.

Legend

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



Photos of Site and Surrounding Area

SOUTH AT SUBJECT PROPERTY



EAST ON COUNTRY CLUB ROAD



EAST AT SUBJECT PROPERTY



SOUTH ON S. RATLIFF ROAD



Section 3: Applicant(s) Acknowledgement

Please initial the following:

cap 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.

cap 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.

cap 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).

cap 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.

cap 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.

cap 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.

cap 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.

cap 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.

Casey A Poyner

3/31/2022

Signature of licensee or authorized representative

Date

Casey A Poyner

Printed name of licensee or authorized representative

Dorado Bay, LLC

Name of business/Entity of representative

FOR OFFICE USE ONLY:

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

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

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

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

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): Dorado Bay, LLC

Owner Representative (Notarized Affidavit Required)

424 S. Chadbourne St. San Angelo TX 76903

Mailing Address City State Zip Code

325-226-3906 casey.poynor@doradoconstructiongroup.com

Contact Phone Number Contact E-mail Address

1805 Country Club Road San Angelo, TX 76904

Subject Property Address City State Zip Code

Phase 1 Fairway Downs Subdivision, 37.98 acres (35.65 and 2.33), Survey 169, Abstract 1647, M. Mayer Survey, Block 9

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

Upton and Collins Subdivision

Existing Zoning: R&E Proposed Zoning: ~~RS-1 & CG~~ Lot size: 35.65 & 2.33

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

RS-1 (Lots 101 thru 152)

RS-1 (35.65 acres)

CG (Lot 300)

CG (2.33 acres)

Section 2: Site Specific Details

Existing Use of Property: Agriculture

*Proposed Use of Property: Residential and Commercial

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

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

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.

Casey A Poynor

Casey A Poynor

Dorado Bay, LLC

3/31/22

Owner Name (Print)

Signature

Company/Organization (If Applicable)

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

Verified Complete Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____ - ____

Fully-dimensioned site plan:

Nonrefundable fee: \$ ____

Receipt #: ____ Date paid: ____/____/____

Sign Deposit \$37.50

Receipt #: ____ Date paid: ____/____/____

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

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

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

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

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

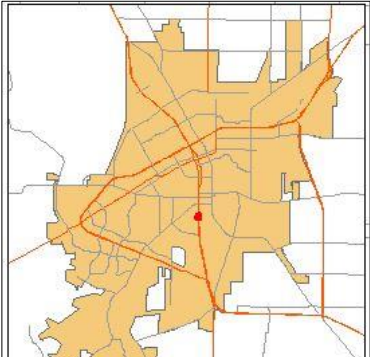
Publication date: ____/____/____

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



STAFF REPORT - Z22-11

Scheduled Hearings:
 Planning Commission: May 16, 2022
 City Council 1st reading: June 21, 2022
 City Council 2nd reading: July 7, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-11: Southwest of Old Ballinger Highway/N. U.S. Highway 277	
SYNOPSIS:			
The applicant has submitted this rezoning request to change the zoning from Ranch and Estate (R&E) to the Heavy Manufacturing (MH) Zoning District. The applicant intends to use the site for a concrete batching plant.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest of Old Ballinger Highway and N. U.S. Highway 277		20.0 acres of land out of J. A. Egglestone Survey No. 2, Abstract No. 4894	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Paulann Neighborhood	R&E	I – Industrial	20.0 acres
NOTIFICATIONS:			
9 notifications for Z22-04 were mailed within a 200-foot radius on May 3, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Ranch and Estate (R&E) to the Heavy Manufacturing (MH) Zoning District, being 20.0 acres, located southwest of Old Ballinger Highway and N. U.S. Highway 277.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Hipolito Cruz Ramirez dba P & L Trucking			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The property is located within an “Industrial” Future Land Use designation in the City’s 2009 Comprehensive Plan update. Industrial areas “support industry and the plan recommends clustering potentially hazardous industries into a limited number of larger, isolated areas to minimize negative effects on residential areas.” The Future Land Use Plan designates over 3 miles of Industrial land along Old Ballinger Road. Included in this cluster is the San Angelo Landfill to the northwest, materials storage and other businesses to the south, and the subject property. Therefore, the proposed rezoning is compatible with the Comprehensive Plan policies.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The applicant recently purchased the unplatted 20-acre property from a larger 97.19-acre property. At 20 acres in size, the property well exceeds the minimum 6,000 sq. ft. lot area, minimum 50-foot width, and minimum 80-foot depth for an MH properties. The property is immediately east of 3929 Old Ballinger Highway which contains a home and is zoned for residential (R&E). The Zoning Ordinance requires a minimum 100-foot separation for any MH use from an adjoining residential district. This provision will ensure that the west 100 feet of the property is free and clear from development, providing a buffer from the home to the west. In addition, a minimum 6-foot tall privacy fence will be required along the west and east property lines abutting R&E residential zoning, reducing some potential negative impacts on the adjacent residential property to the west.
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 property is surrounded by industrial uses to the north and south. With the zoning requirements above, Staff believes the proposed request will be compatible with the surrounding area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The property remains vacant and has recently been purchased for future industrial development. Staff believes the development will be appropriate for this area. The Comprehensive Plan as indicated calls for industrial uses on this property and surrounding area.
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.** The property remains unplatted and any development will require a subdivision plat. A review of drainage, grading, and stormwater will be

conducted by Engineering Services to address any environmental issues at time of platting and permitting.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Staff believes there is a community need for industrial uses given the large amount of industry in the area and the Comprehensive Plan which calls for more industrial uses here.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property will have direct, abutting access onto Old Ballinger Highway, a minor arterial road designed to carry large traffic volumes and which is in close proximity to Highway 277. As part of the platting process, Old Ballinger Road will be required to be widened to the required standard to accommodate future development.

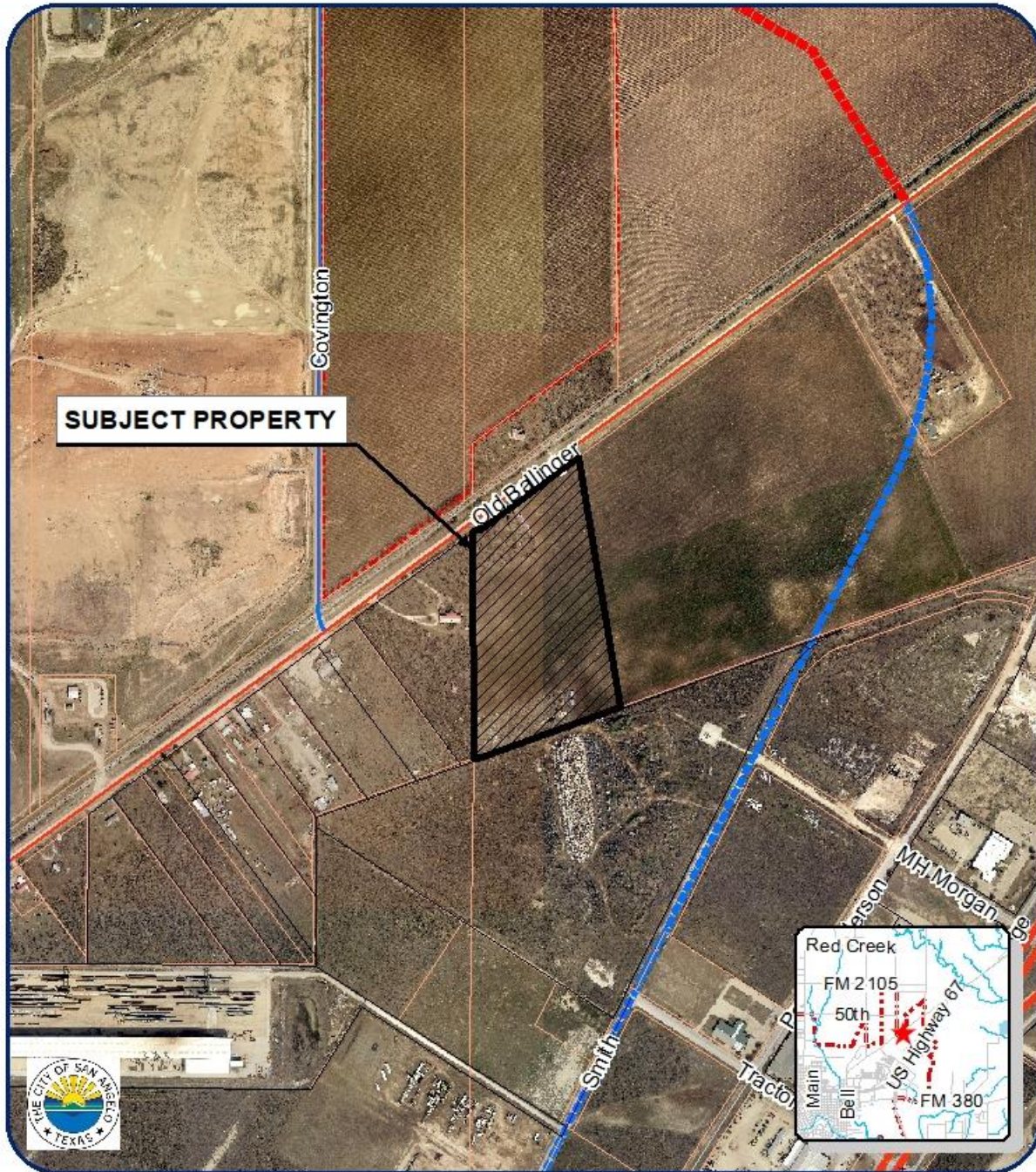
Recommendation:

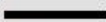

Staff recommends **APPROVAL** of a rezoning from the Ranch and Estate (R&E) to the Heavy Manufacturing (MH) Zoning District, being 20.0 acres, located southwest of Old Ballinger Highway and N. U.S. Highway 277.

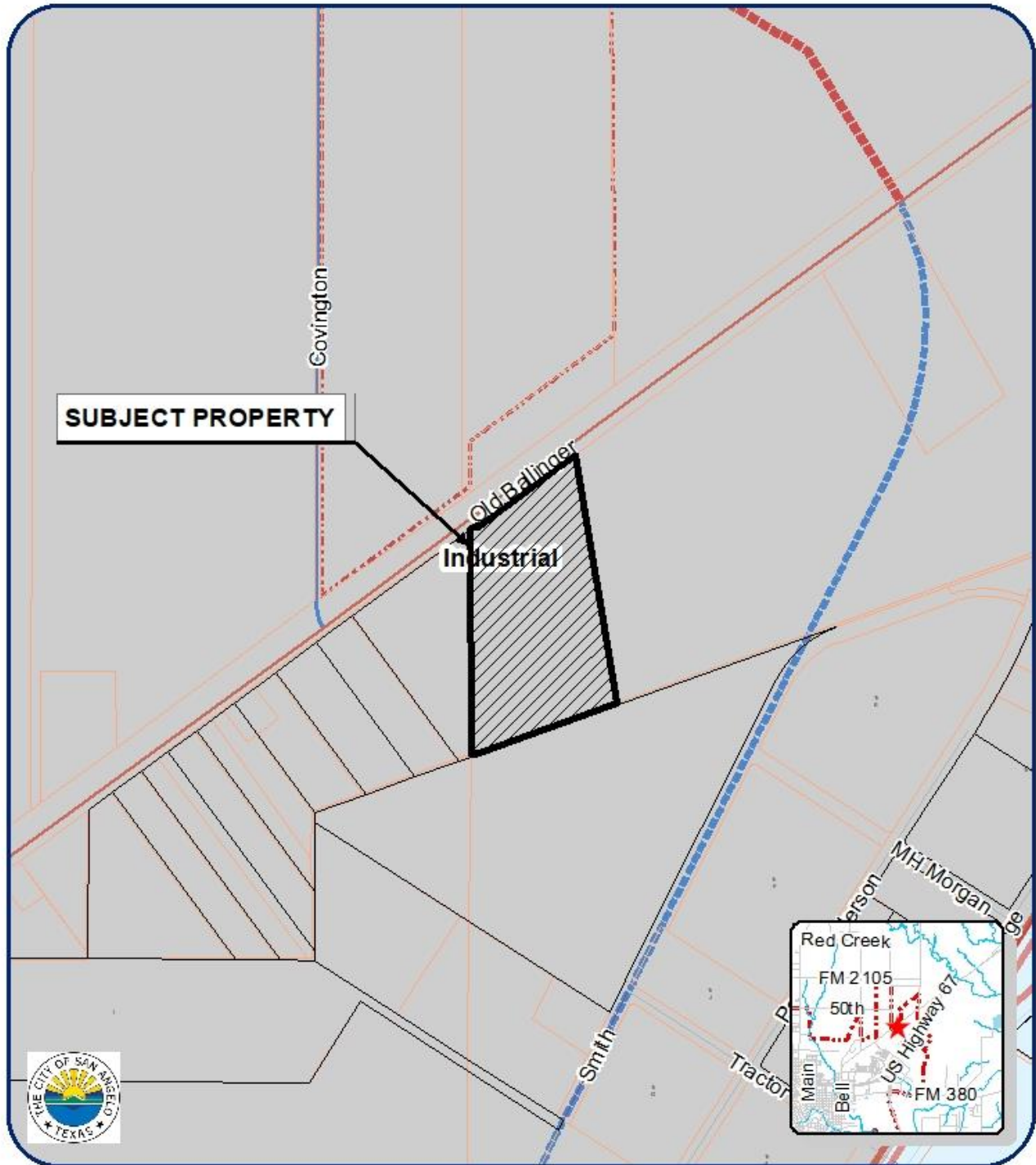
Note: The applicant will be required to plat the property and the remainder that was recently created from the sale. The remainder may be part of a preliminary plat but a final plat will be required for the subject property prior to any development.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Application



Rezoning Z22-11: Old Ballinger Hwy/N. U.S. Hwy 277 Council District 4 - Lucy Gonzales Neighborhood: Paulann Scale: 1" approx. = 700 ft	Legend Subject Properties:  Current Zoning: R&E Requested Zoning Change: MH Vision: Industrial	
SW of Old Ballinger Hwy/N. U.S. Hwy 277, 20 ac.		



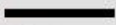
Rezoning

Z22-11: Old Ballinger Hwy/N. U.S. Hwy 277

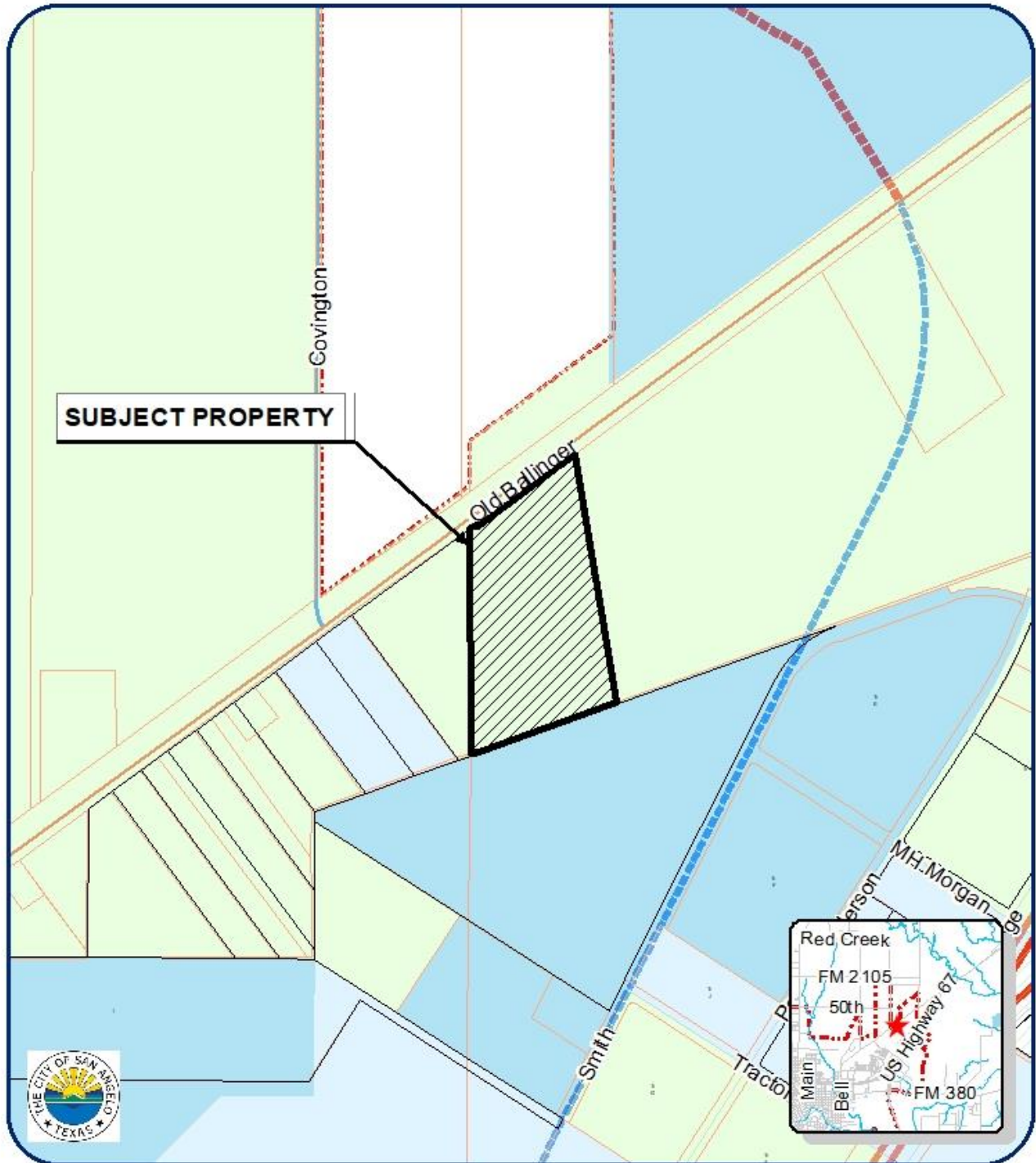
Council District 4 - Lucy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 700 ft

SW of Old Ballinger Hwy/N. U.S. Hwy 277, 20 ac.

Legend

Subject Properties: 
 Current Zoning: **R&E**
 Requested Zoning Change: **MH**
 Vision: **Industrial**





Rezoning

Z22-11: Old Ballinger Hwy/N. U.S. Hwy 277

Council District 4 - Lucy Gonzales

Neighborhood: Paulann

Scale: 1" approx. = 700 ft

SW of Old Ballinger Hwy/N. U.S. Hwy 277, 20 ac.

Legend

- Subject Properties: 
- Current Zoning: **R&E**
- Requested Zoning Change: **MH**
- Vision: **Industrial**



Photos of Site and Surrounding Area

SOUTH AT SUBJECT PROPERTY



ADJACENT PROPERTY TO WEST



WEST





EAST



NORTH



Effective January 3, 2017


	<p>City of San Angelo, Texas – Planning Division 52 West College Avenue</p> <p>Application for Approval of a Zone Change</p>	
Section 1: Basic Information		
Name of Applicant(s): <u>Hipolito Cruz Ramirez, dba P & L Trucking</u>		
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative (Notarized Affidavit Required)		
<u>7641 Harriet Road</u>	<u>San Angelo</u>	<u>Texas</u> <u>76905</u>
Mailing Address	City	State Zip Code
<u>325-939-1166</u>	<u>roy40acosta@yahoo.com</u>	
Contact Phone Number	Contact E-mail Address	
<u>4101 OLD BALLINGER HWY</u>	<u>San Angelo</u>	<u>Texas</u> <u>76905</u>
Subject Property Address	City	State Zip Code
Acres: <u>97.189, Subd: OLSEN S/D, Tract: 1, 97.189 ACRES</u>		
Legal Description (<i>can be found on property tax statement or at www.tomgreencad.com</i>)		
Tax ID: <u>60-58000-0000-001-10</u>		
Existing Zoning: <u>R & E</u> Proposed Zoning: <u>MH</u> Lot size: <u>20.00</u>		
(Zoning Map available on City Maps)		
Section 2: Site Specific Details		
Existing Use of Property: <u>Vacant</u>		
*Proposed Use of Property: <u>Heavy Manufacturing</u>		
*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.)		
<input checked="" type="checkbox"/> 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.		
<input checked="" type="checkbox"/> 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.		
<input checked="" type="checkbox"/> If approved, a zone change is applied to the property, not the property owner.		
<input checked="" type="checkbox"/> 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.		
<input checked="" type="checkbox"/> 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.		
<input checked="" type="checkbox"/> 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.		
<input checked="" type="checkbox"/> One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.		
<input checked="" type="checkbox"/> 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.

Hipolito Cruz Ramirez		P & L Trucking	3/23/22
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Russell Gully		SKG Engineering	3.23.22
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

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

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

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

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

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

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

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

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

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

Publication date: ____/____/____

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

**PLANNING COMMISSION – May 16, 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. No more than one bedroom may be rented for short-term occupancy.
4. The property owner is required to have a Fire Marshal 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**






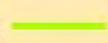
200' Notification Map
CU22-08

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 – MAY 16, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU22-11: 3522 W. Loop 306	
SYNOPSIS:			
The applicant is a technology company that provides wireless internet services to San Angelo businesses and residents. They have applied for a Conditional Use to allow a 130-foot telecommunication monopole tower on the property to serve the local community.			
LOCATION:		LEGAL DESCRIPTION:	
3522 W. Loop 306		3.75 acres in Block CC, College Hills South Addition, Section 30	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Sunset Neighborhood	CG/CH	C – Commercial	3.75 acres
THOROUGHFARE PLAN:			
W. Loop 306 (TXDOT Freeway) – Required: N/A; Provided: 300’ right-of-way, 250’ paving; Wildewood Drive (local street) – Required: 50’ right-of-way, Paving: 40’ or 36’ with a 4’ sidewalk; Provided: 60’ right-of-way, 46’ paving			
NOTIFICATIONS:			
7 notifications mailed within 200-foot radius on May 3, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a monopole tower for CU22-11, subject to seven Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Angelo Christian Ministries Petitioner: PowerNet Wireless			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

Additional Information: The proposed 130’ tall telecommunication monopole tower will be located next to the northwest corner of the building in the grassed area. An existing 30-foot tower currently exists in this location and was not permitted. The applicant is aware they will require a demolition permit to remove this tower before erecting the new one, and this will be made a condition of approval.

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, six 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 property is located in a CG/CH zoning district which allows a variety of retail commercial uses. The applicant will install a 7-foot tall solid screen fence to be painted the color of the roof or brick columns of the main building. The fence will provide screening for adjacent uses including the apartments to the north.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** The tower will comply with all required setbacks under Section 426 of the Zoning Ordinance, and will be at least 100 feet from the north property line, 150 feet from the apartments’ property to the north, 300’ feet from W. Loop 306, and at least 350’ from the nearest single-family home properties on the west side of Forest Trail Drive.
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 tower is compatible with the surrounding area. There is a telecommunication tower directly south of W. Loop 306 that appears taller than this proposed tower. The tower is surrounded by commercial uses to the west and east, and Loop 306 to the south. The tower is located at a safe and reasonable distance from the apartment complex to the north.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Planning Staff does not anticipate any adverse impacts on the natural environment.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** The applicant indicates that the tower will provide needed internet service to the community.
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.** Development patterns will not change if approved. The tower will locate on an existing developed site.

Recommendation:

Staff recommends **APPROVAL** of a monopole tower for CU22-11, **subject to seven Conditions of Approval:**

1. No more than one telecommunication tower shall be permitted on the subject property. The tower shall be a monopole design and not exceed a height of 130 feet, including any apparatus attached to the tower itself.
2. The applicant shall obtain a demolition permit for the existing tower and a building permit for the new tower from the Permits and Inspections Division.
3. The tower and any associated equipment shall be screened with a minimum 7-foot tall opaque fence painted to match either the main building's roof or brick columns.
4. The proposed telecommunication facility shall comply with all applicable standards set forth in Section 426 of the Zoning Ordinance.
5. The Petitioner shall indicate the final latitudinal and longitudinal coordinates related to the set placement of the telecommunication tower on the Building Permit for GIS tracking purposes.
6. The tower shall be co-locatable which can support a minimum of two antenna arrays from two separate wireless communication system providers or users.
7. The applicant shall submit Form 7460 to the Federal Aviation Administration (FAA) for notice of proposed construction or alteration, and obtain approval if necessary.

Attachments:


Aerial Map
Future Land Use Map
Zoning Map
Plans
Application



Conditional Use
CU22-11: 3522 W. Loop 306

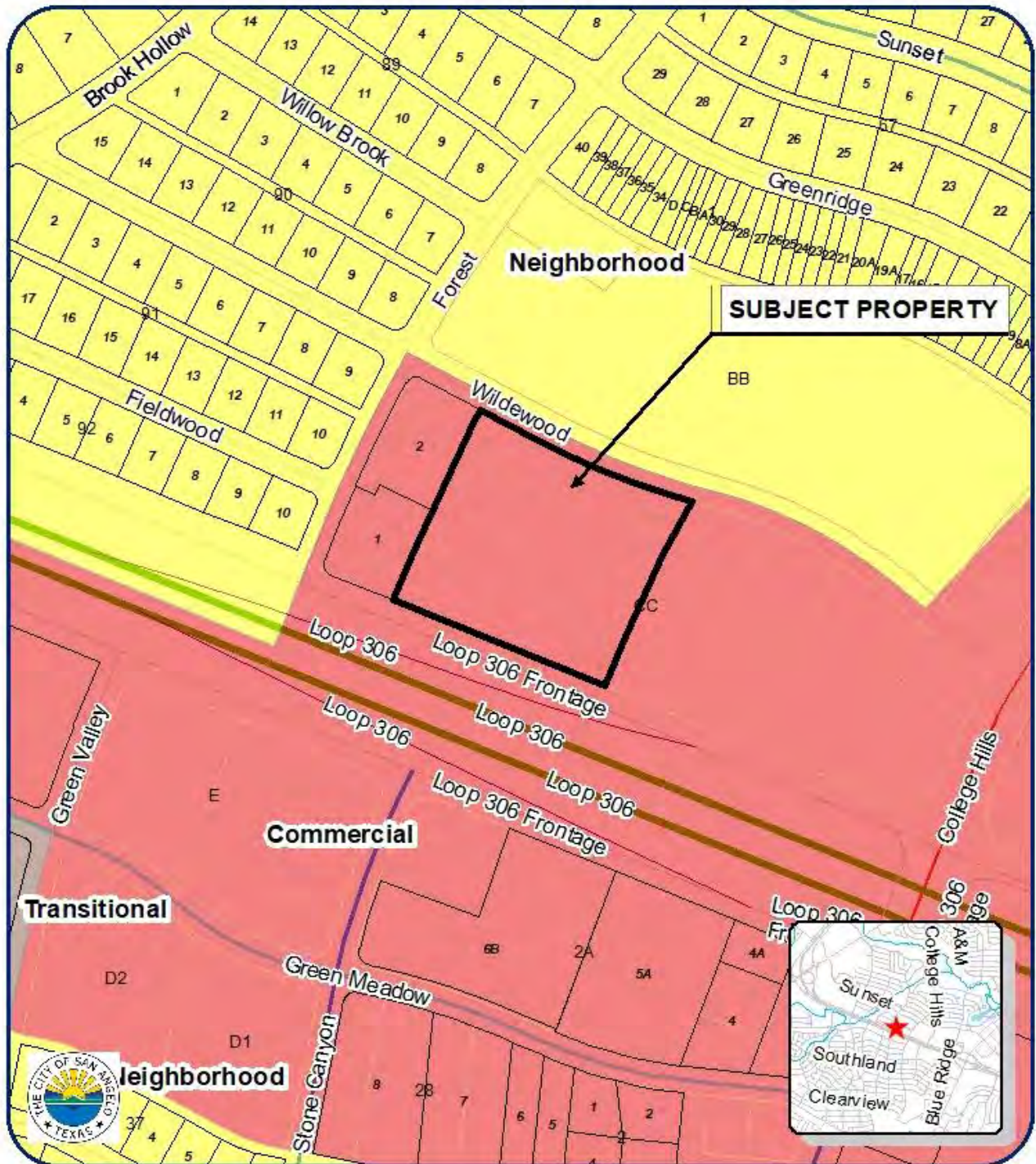
Council District 6 - Larry Miller
 Neighborhood: Sunset
 Scale: 1" approx. = 250 ft

Legend

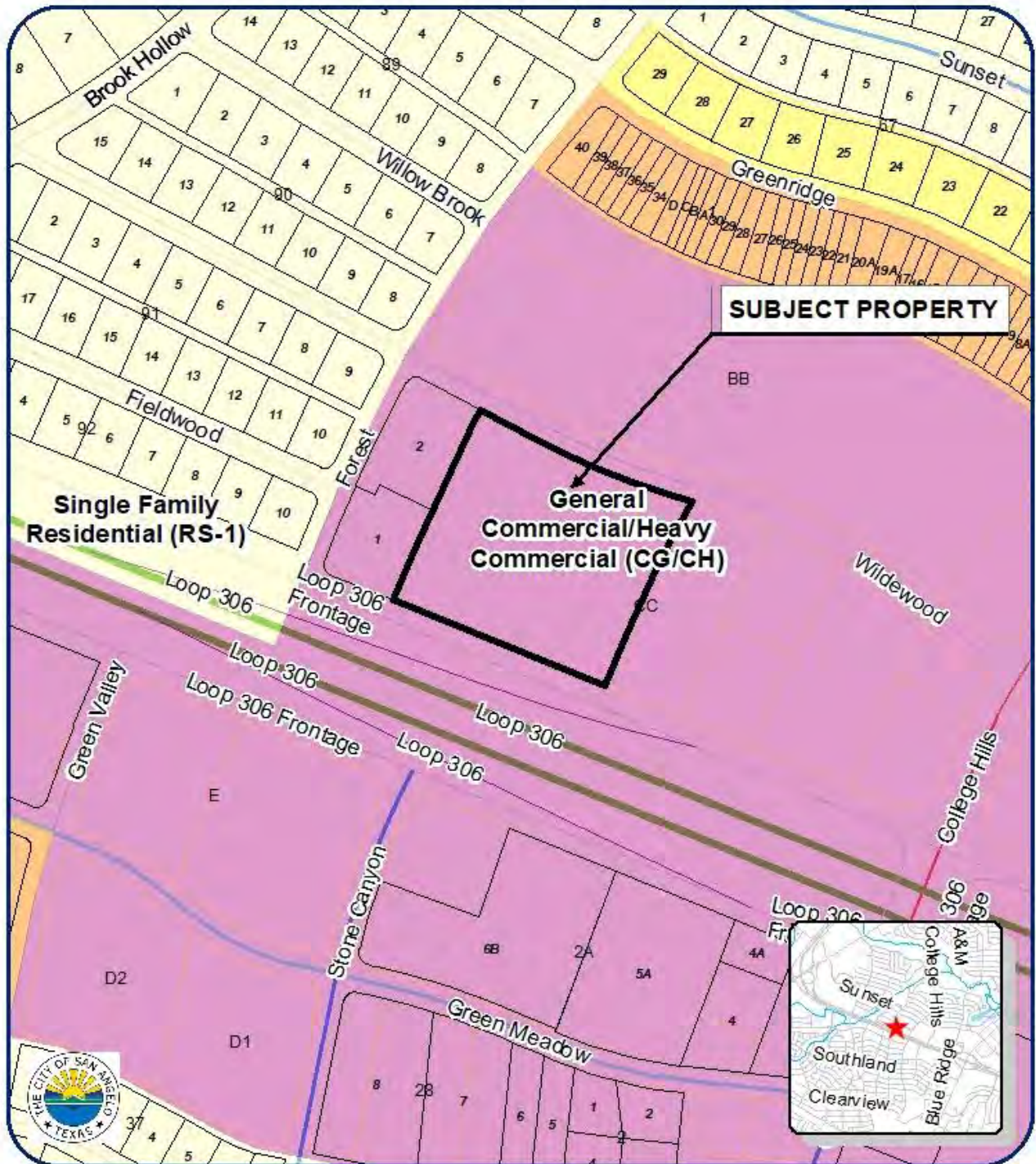
Subject Properties: 
 Current Zoning: **CG/CH**
 Requested Zoning Change: **N/A**
 Vision: **Commercial**



NW of S. College Hills Blvd. and W. Loop 306 (3.75 ac.)



Conditional Use		Legend		N
CU22-11: 3522 W. Loop 306		Subject Properties:		
Council District 6 - Larry Miller		Current Zoning:	CG/CH	
Neighborhood: Sunset		Requested Zoning Change:	N/A	
Scale: 1" approx. = 250 ft		Vision:	Commercial	
NW of S. College Hills Blvd. and W. Loop 306 (3.75 ac.)				



Conditional Use		Legend		N
CU22-11: 3522 W. Loop 306		Subject Properties:		
Council District 6 - Larry Miller		Current Zoning:	CG/CH	
Neighborhood: Sunset		Requested Zoning Change:	N/A	
Scale: 1" approx. = 250 ft		Vision:	Commercial	
NW of S. College Hills Blvd. and W. Loop 306 (3.75 ac.)				

CONCEPT PLAN



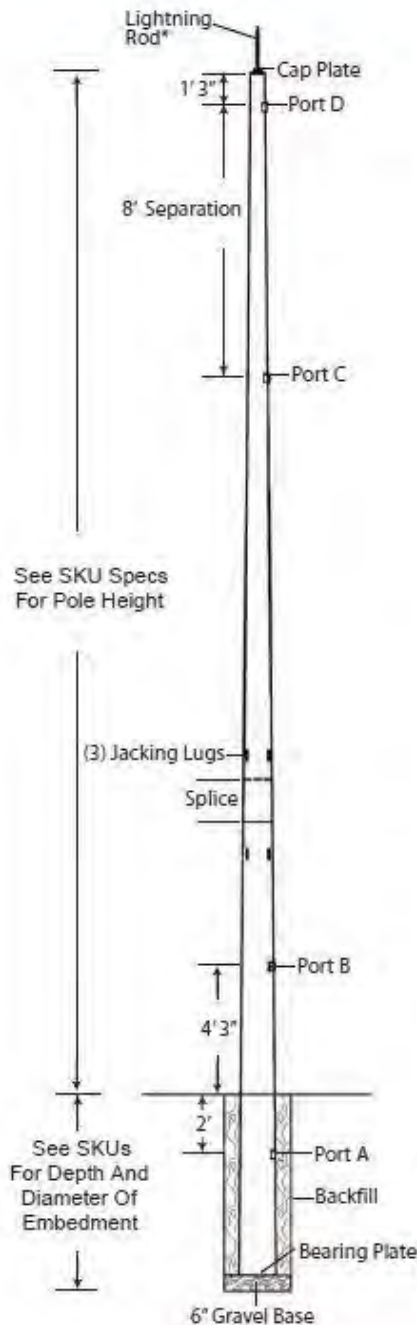
PROPOSED SCREENING FENCE AROUND TOWER



ELEVATION



Infrastructure
 ROHN Direct Embed Poles



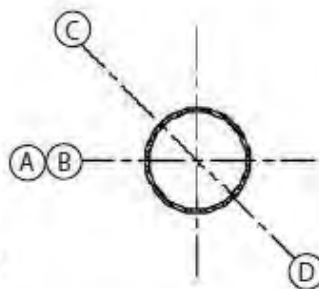
GENERAL USE

ROHN Tapered Steel poles minimize site requirements, lowering lease rates and acquisition costs. They are designed for rapid installation, meeting the demands of today's dynamic communication environments. Whether you are displaying broadband, PCS, security or other lightweight systems, ROHN Tapered Steel Poles offer extremely efficient strength to cost ratio.

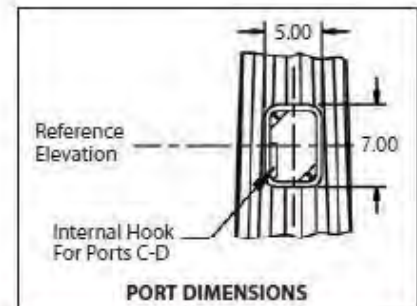
FEATURES

- Completely hot dip galvanized after fabrication
- Fast, easy Installation
- Custom designs available for any height or application
- Designed for applications with stringent deflection limitations
- Internal routing of transmission lines
- Each pole ships with the following:
 - (4) 5" x 7" ports with 2 port covers
 - (1) vented cap plate
 - (1) bearing plate welded to bottom
 - (1) safety warning sign
 - (1) pole ID tag
 - attachment clips for step bolts

* Optional items are available and may be ordered separately.



PORT ORIENTATIONS



PORT DIMENSIONS

Planning Division - October 9, 2017



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



Section 1: Basic Information

Name of Applicant(s): PowerNet Wireless

Owner Representative (Affidavit Required)

3029 W. Beauregard Ave San Angelo TX 76901
Mailing Address City State Zip Code

325-866-1500 corey.peddy@powersystemscomputers.com
Contact Phone Number Contact E-mail Address

3522 TX -306 Loop San Angelo TX 76904
Subject Property Address City State Zip Code

Blk; CC, Subd; COLLEGE HILLS SOUTH ADDN, PART OF BLOCK CC BEING 3.7570 ACRES SEC 30
Legal Description (can be found on property tax statement or at www.tomlinsoncaeo.com)

Lot Size: 3.7570 ACRES Zoning: CG/CH

Section 2: Site Specific Details

*Use attachment if necessary.

Existing Use of Property: Offices

Proposed Use/Size: Offices/ all

Proposed Conditional Use (from Section 309): _____

I understand that this Commission is required by law to make decisions based on the following criteria, and I assert that my request meets all of the required criteria **based on my explanations below:**

Impacts Minimized. Whether and the extent to which the proposed expansion of a nonconforming use creates adverse effects, including adverse visual impacts, on adjacent properties.

Explanation: _____

Consistent with Surrounding Area. Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses, surrounding the subject land.

Explanation: _____

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 function of the natural environment.

Explanation: _____

FD-302 (Rev. 10-6-2017)

Section 2 continued: Site Specific Details

Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.

Explanation: _____

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.

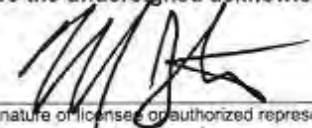
Explanation: _____

Section 3: Applicant(s) Acknowledgement

Please initial the following:

- If approved, a Conditional Use is applied to the property, not the property owner.
- The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council
- approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval
- If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

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



 Signature of licensee or authorized representative

3-24-22

 Date

Michael Strain

 Printed name of licensee or authorized representative

 Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CU: _____ Planning Commission date: ____/____/____

Nonrefundable application Fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

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



STAFF REPORT

Planning Commission: May 16th, 2022
City Council 1st reading: June 21st, 2022
City Council 2nd reading: July 7th, 2022

APPLICATION TYPE:		CASE:	
Master Thoroughfare Plan Amendment		Interstate Highway Corridor	
SUMMARY:			
An amendment to the Master Thoroughfare Plan to add the proposed northern alignment of the future Interstate Highway corridor on the far north side of San Angelo, located north of FM 2105 and connecting from US Highway 87 on the west to US Highway 277 and US Highway 67 on the east.			
LOCATION:		LEGAL DESCRIPTION:	
North of FM 2105, from US Hwy 87 on the west to US Hwy 277 and US Hwy 67 on the east		N/A	
SM DISTRICT / NEIGHBORHOOD:	ZONING DISTRICT:	VISION PLAN:	SIZE:
Outside the city limits; north of SMD 2, Tom Thompson & SMD 4, Lucy Gonzales; Extraterritorial Jurisdiction (ETJ)	N/A Not in city limits	Rural	N/A
NOTIFICATIONS:			
19 notifications were mailed to property owners affected by this proposed change.			
THOROUGHFARE PLAN			
Future Interstate Highway: 300' wide future corridor based on selected concept plan			
STAFF RECOMMENDATION:			
Staff recommends approval of the proposed amendment to the Master Thoroughfare Plan to add the proposed Interstate Highway corridor on the north side of San Angelo.			
PROPERTY OWNER/PETITIONER:			
Owner: <i>City of San Angelo</i>			
STAFF CONTACT:			
Jon James Planning Director (325) 657-4210 jon.james@cosatx.us			

Master Thoroughfare Plan Amendment:

The San Angelo Comprehensive Plan, adopted in 2003 and updated in 2009, includes the Master Thoroughfare Plan (MTP) that designates the functional classification of existing transportation facilities in the City of San Angelo, as well as future planned major thoroughfares (freeways, arterials, and collectors). Staff periodically reviews areas and proposes amendments based new information or changing development patterns.

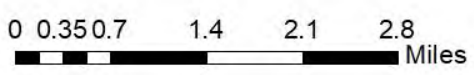
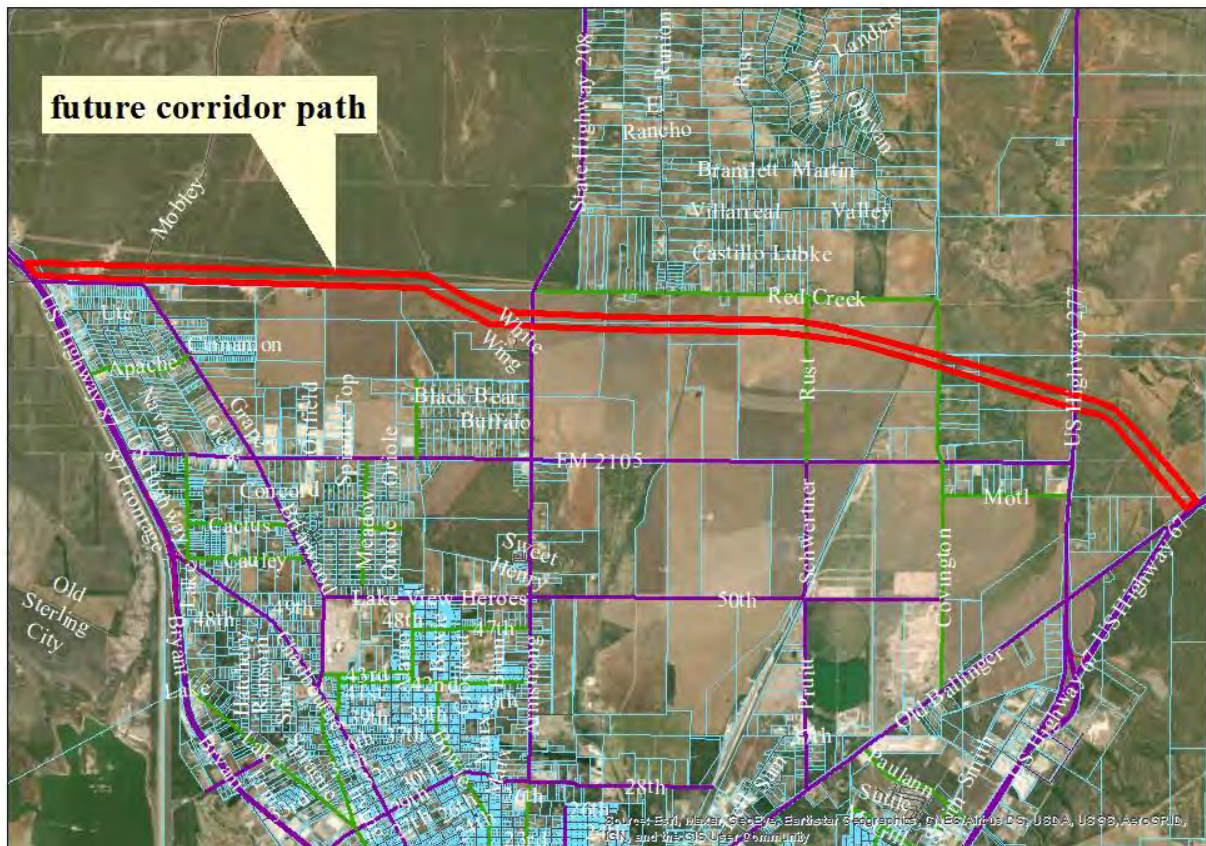
In this case, a new Interstate Highway has been designated for San Angelo and this proposal is to recognize the current concept map for the route along the far north side of the City. This route, shown on the attached maps, will be an east-west connection north of FM 2105, connecting from US Highway 87 on the west to US Highway 277 and US Highway 67 on the east.

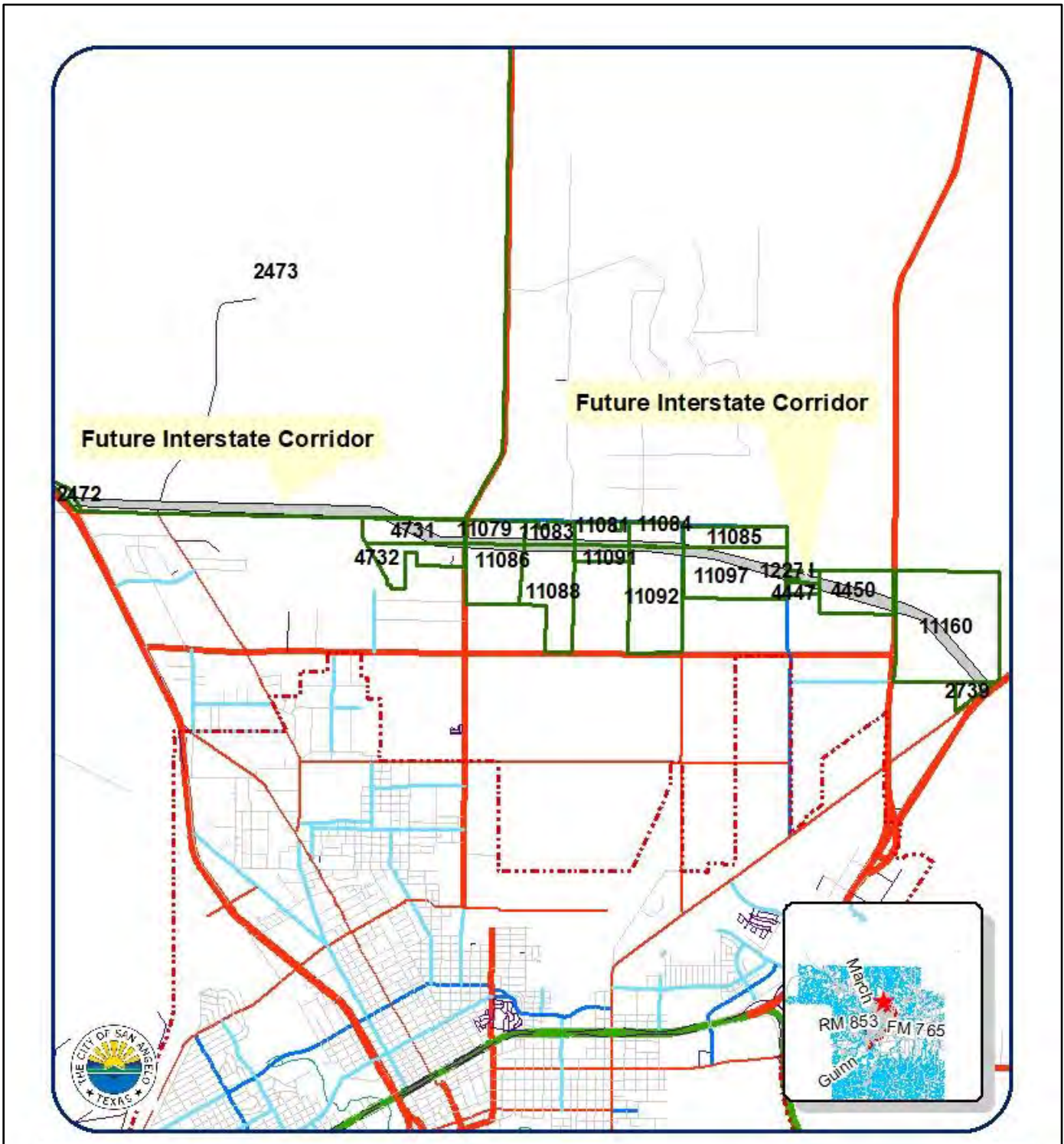
Recommendation: Staff's recommendation is for the Planning Commission to recommend **approval** of the Master Thoroughfare Plan Amendment and for City Council to grant final approval.

Attachments:

Proposed Interstate Corridor Map
Notification Map

MTP Amendment, Northern Interstate Corridor





Notification Map
Future Interstate Corridor
Council District: N/A
Neighborhood: N/A
Scale: 7,000 3,500 0 7,000 Feet

Subject Properties: 

N



**PLANNING COMMISSION – May 16, 2022
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Planned Development Amendment		PD15-04: 120 E. Harris Avenue & 201 E. Harris Avenue	
SYNOPSIS:			
A request for approval of a Major Site Plan amendment within a Planned Development (PD15-04) Zoning District to allow for new buildings and structures, located at 120 and 201 E. Harris Avenue.			
LOCATION:		LEGAL DESCRIPTION:	
On E. Harris Ave. between N. Oaks St. and N. Main St.		Lot: A, Blk: 22A, Subd: SHANNON MED CENTER DOWNTOWN & Lot: A, Blk: 15A, Subd: SHANNON MED CENTER DOWNTOWN, SEC 1 WOMENS & CHILDRENS HOSPITAL& BA	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 Harry Thomas Neighborhood: Downtown	PD15-04 – Planned Development	D – Downtown	N/A
THOROUGHFARE PLAN:			
E. Harris: Minor Arterial, required 60' ROW and 30' paving minimum. Provided: 100' ROW and 60' paving			
NOTIFICATIONS:			
119 notifications sent out, none sent back for or against.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a major site plan amendment to PD15-04 subject to two (2) Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Shannon Medical Center, Dale Droll			
STAFF CONTACT:			
Kyle Warren Planner (325) 657-4210, Extension 1546 Kyle.warren@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.**

The PD amendment in question is only a site plan amendment and does not include any written amendments to the Shannon PD itself. It will conform to the existing PD in materials used as well as the building requirements stated in the PD.

2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**

As stated above the Shannon PD will not be amended in its written form. The proposed site plan amendment will conform to the already approved Shannon PD.

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 site plans have already gained approval from the DHRC board, for their design and aesthetics. Due to this staff believes this site plan amendment to be compatible with the surrounding area.

4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**

Shannon will need to amend their site plan that was presented in their initial PD. This will show the new built in areas to be included in the amended site plan's foot print.

5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**

Staff does not anticipate any adverse environmental affects at this time. The site plan amendment in question will also undergo a UDR (urban design review) to look at aspects like shrubbery and trees to be included as well as impact on the overall urban environment.

6. **Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.**

Shannon is expanding both their primary hospital and their women’s and children’s hospital to address the need for more patient recovery space.

7. **Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.**

The pattern of development will remain the same, as the use will remain solely for Shannon Hospital. This is only an addition to the existing hospital.

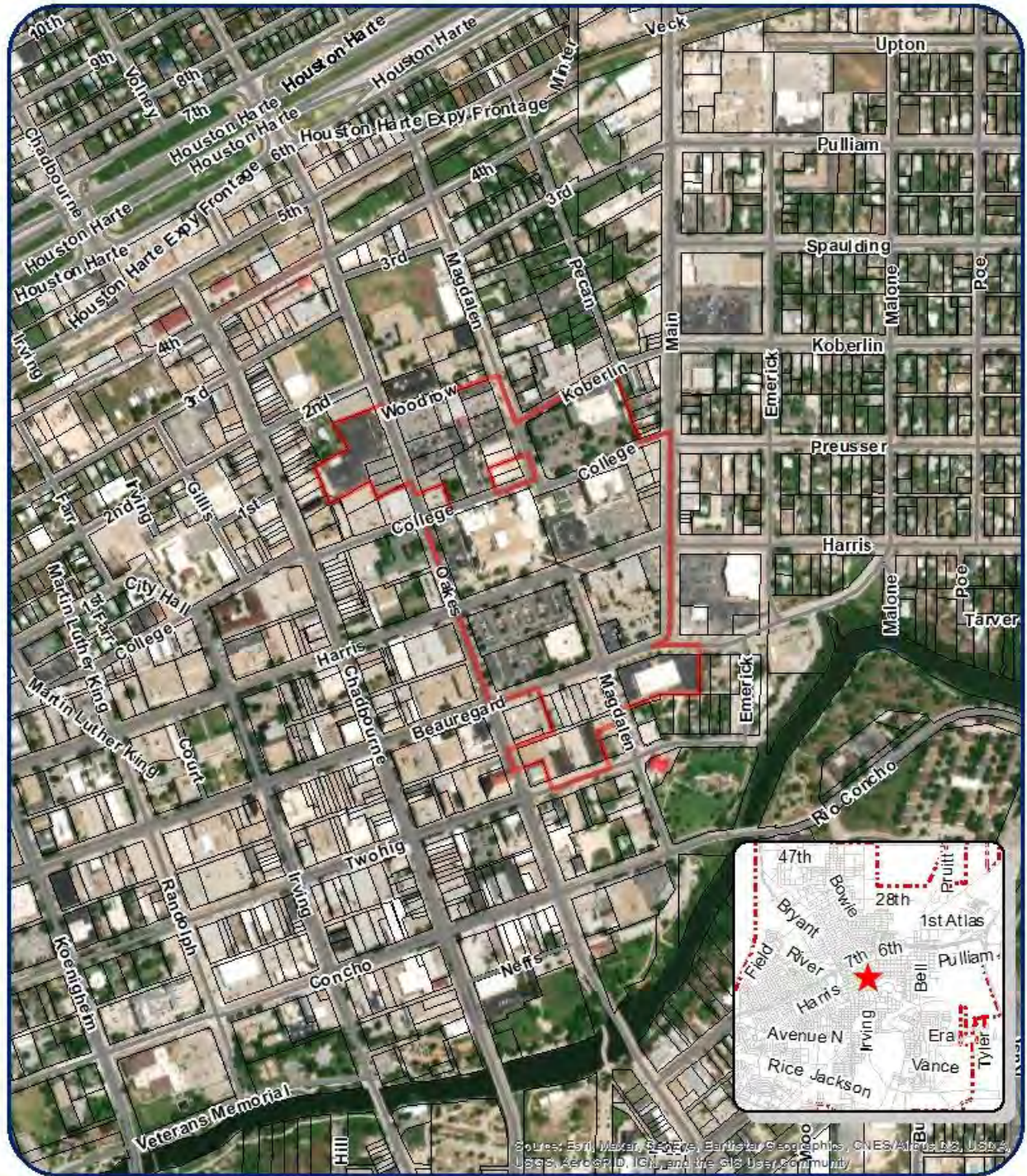
Recommendation:

Staff’s recommendation is for the Planning Commission to:

1. Recommend **APPROVAL** of a major site plan amendment to the Planned Development (PD15-04) Zoning District to allow for new buildings and structures, located at 120 E. Harris Avenue and 201 E. Harris Ave., **subject to two (2) Conditions of Approval:**
 1. The development will be consistent with the revised site plan and shall meet the requirements of, and be consistent with, the renderings approved by the Design and Historic Review Commission (DHRC).
 2. The applicant shall obtain all building permits for the permits and inspections division.

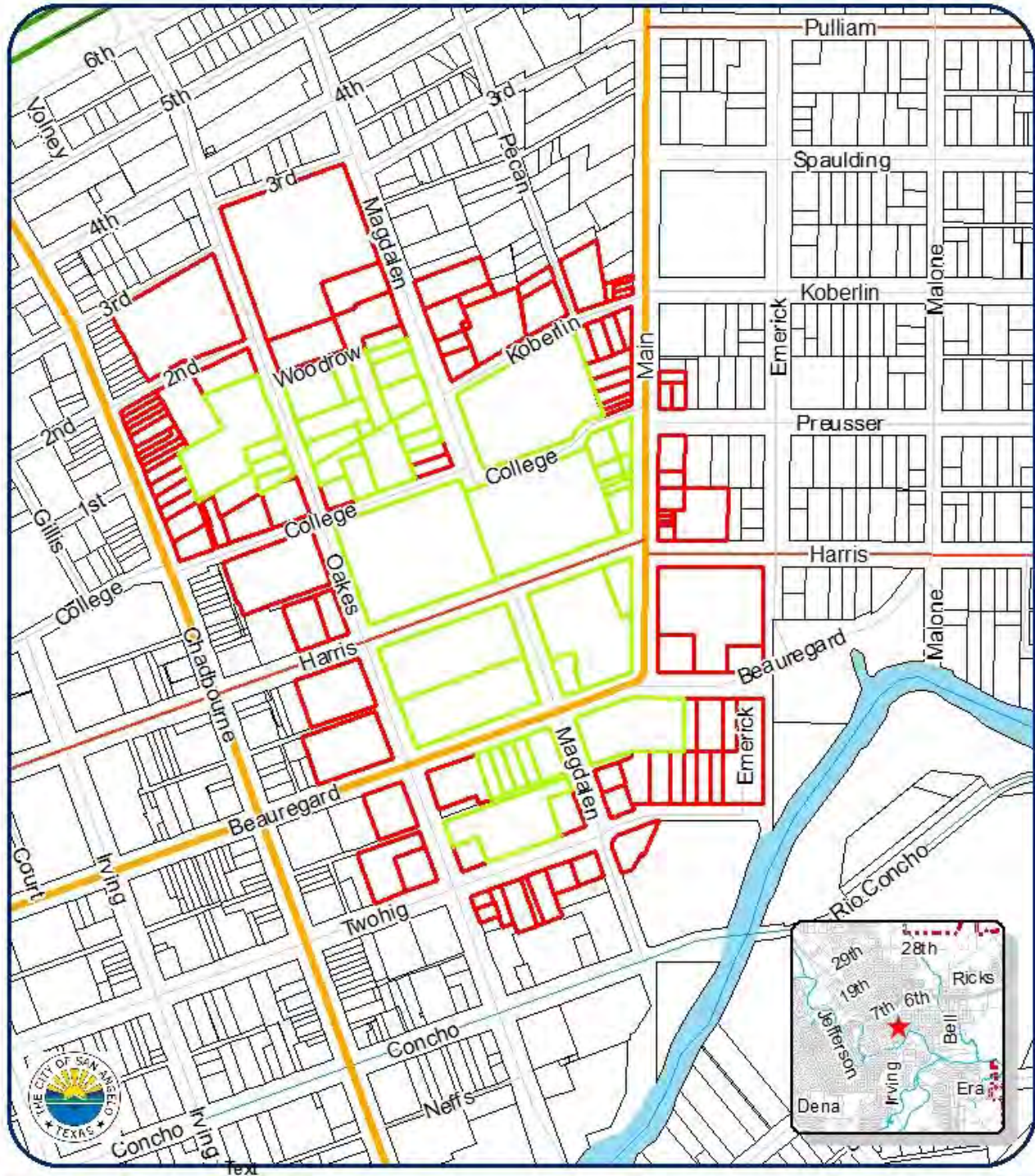
Attachments:

Aerial Map
Notification Map
Revisions to Site Plan
Project Renderings



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

<p>PD15-04: Satellite Imagery</p>	<p>Legend</p>			
<p>Shannon Medical PD (ammendment)</p>	<p>Subject Properties: —</p>			<p>Planned Development</p>
<p>Council District 3 - Harry Thomas</p>	<p>Current Zone District:</p>			<p>N/A</p>
<p>Neighborhood: Downtown</p>	<p>Requested Zone District:</p>			<p>Downtown</p>
<p>Scale: 1" approx. = 632 ft</p>	<p>Vision Plan:</p>			



200' Notification Map

Shannon PD Amendment

Council District: Harry Thomas District 3

Neighborhood: Downtown

Scale: 620 310 0 620 Feet

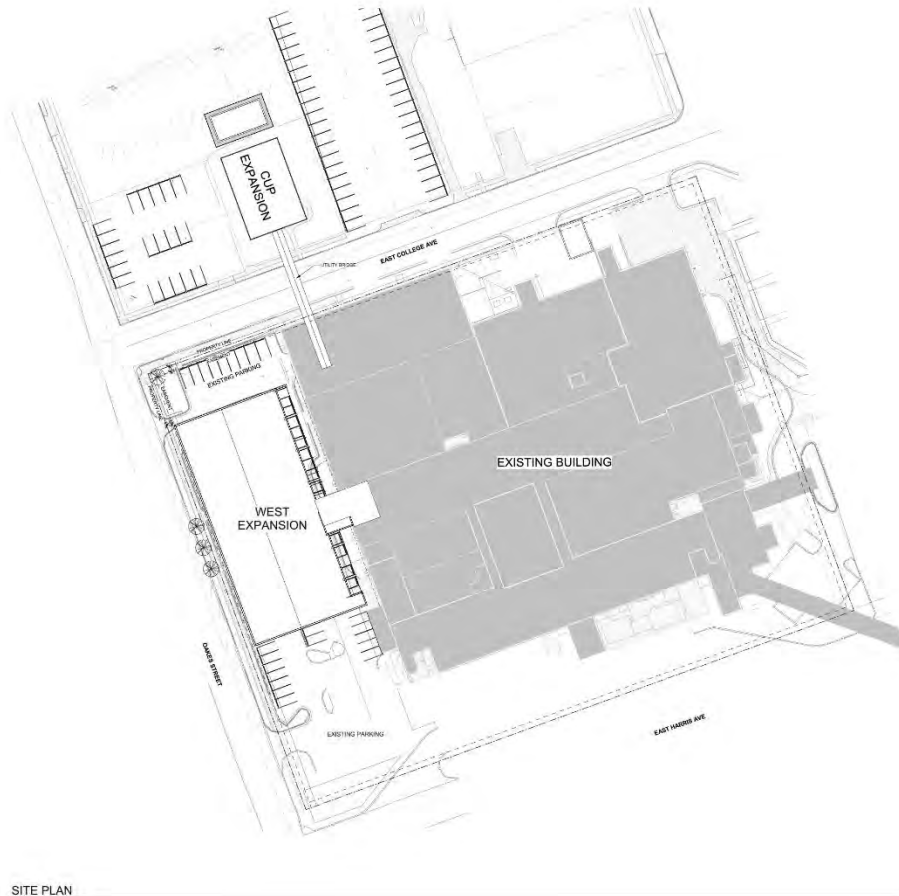


Notified Properties: ———

Subject Properties: ———



Renderings of Site Concept and Surrounding Area 120 E. Harris



SITE PLAN
SCALE: 1" = 80'

O'CONNELL ROBERTSON
ARCHITECTS
12000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75244
TEL: 214.343.1234
WWW.OCROB.COM

SHANNON MEDICAL CENTER
WEST EXPANSION
120 E HARRIS AVE, SAN ANGELO, TX 76903

FOR INTERIM REVIEW
DATE: 04/08/2022
PROJECT NO: 2021-001
JOB NO: 2021-001-001

04/08/2022
Project No: 2021-001
100% DESIGN
DEVELOPMENT
SITE PLAN
SP1.0

Renderings of Site Concept and Surrounding Area 120 E. Harris





Renderings of Site Concept and Surrounding Area 201 E. Harris





MEMO



Meeting

Date: May 16, 2022

To: Planning Commission

From: Kyle Warren
Planner - Planning & Development Services

Request: Public hearing and consideration of a text amendment to Zoning Ordinance Chapter "12" sections 401 and 406

Background:

The Planning Division recently undertook a review of the City's accessory apartment ordinance. The original standards were adopted as part of the current Zoning Ordinance in 2000, over 20 years ago. The Planning Division determined the following goals as part of the review:

1. To provide the ability for an accessory apartments in RS-1, single family residential zoning districts (these are already allowed in RS-2 and RS-3 zoning).
2. To provide the ability for a dual rental property in RS-2, two family residential.
3. To eliminate the 500 foot separation between short term rentals when not within an 'RS' zoning district.

The following is a summary of findings for each of the above goals, and the proposed changes to the related standards in the Zoning Ordinance:

1. To provide for accessory apartments in the RS-1, single family residential zoning district.

- **Require that such rental use in RS-1 zoning type only be permitted so long as the owner of the property lives at the primary residence .** The current ordinance does not allow for an accessory apartment use at all in RS-1 zoning. However, given the need for housing in the community, staff has seen an increased interest in this use, particularly in certain neighborhoods where accessory apartments have been seen historically. All of the current regulations for accessory apartments would apply, including limitation on the size of the unit and that one of the units be occupied by the owner of the property (this will prevent both units from becoming rentals).
- **Remove the requirement that newer homes may not have an accessory apartment for 5 years.** The current ordinance allows for request of an accessory apartment permit to be permitted only after 5 years have passed since construction of the home. This would allow a new home to include an accessory apartment.

2. To provide the ability for a dual rental property in RS-2, two family residential zoning.

- The current ordinance allows for only a single rental in RS-2 (either accessory apartment or primary house) and the other must be owner occupied (the same requirement proposed to be applied to RS-1 zoning, above). Since the RS-2 zoning district already allows duplexes, in which both units can be rented separately with no owner occupancy requirement, it makes sense to also allow both a home and accessory apartment to be rented separately within the RS-2 district.

3. To eliminate the 500 foot separation between short term rentals when not within an 'RS' zoning district.

- The current ordinance forbids any short term rental being within 500' of another short term rental citywide regardless the zoning district. However, the original intent of this was to prevent excessive short term rentals within residential areas. This amendment would revise the ordinance to only apply this standard within 'RS' zoning districts.
- This will allow short term rentals within non-residential districts, like commercial or multi-family zoning districts, without the 500' separation requirement.

Planning Commission Requested Action:

Staff recommends **approval** of the Text Amendment to Chapter 12, Zoning Ordinance, Section 401 “Accessory Apartments” and Section 406 “Bed and Breakfast Establishments and Short-Term Rentals”.

Attachments:

Proposed Text Amendments:

Section 401

Section 406

Sec. 401. - Accessory Apartments

One detached accessory apartment containing full facilities (sleeping quarters, living area, kitchen and bath) is allowed on the same lot as any existing single-family residential dwelling in [RS-1](#), RS-2 or RM-1 District, provided it meets all of the following conditions. Except as expressly allowed in this section, these conditions shall not be subject to variance.

1. The accessory apartment shall be clearly subordinate to the primary dwelling unit. An accessory apartment shall contain less than 900 square feet in total floor area. The accessory apartment shall comprise less than 50 percent of the total enclosed square footage of the primary structure.

2. In the RS-1 District, ~~t~~The accessory apartment or the primary dwelling unit must be owner-occupied.

~~3. The primary dwelling must be at least 5 years old at the time of the request for an accessory apartment permit.~~

34. A detached accessory apartment shall meet all development standards generally applicable to accessory buildings or structures, including minimum building setbacks and limitations on overall density in the zoning district. See [Section 402](#).

a. Where two complete dwelling units are attached to each other on the same lot, they shall together be a two-family dwelling, without consideration to the relative size of each attached unit. A two-family dwelling shall meet all development standards for the district, including minimum building setbacks and limitations on overall density.

45. Every effort should be made to avoid additional entrances or other visible changes on the facade of the unit facing the street. Modifications to the side or rear of the home shall, to the extent possible, conform to the design of the original residence. Any exterior stairs shall be placed onto the rear of the residence, or where rear placement is infeasible, onto the side of the residence. Exterior stairs shall be compatible in treatment to the original residence. Conversion of a detached garage to an accessory apartment is expressly allowed, so long as all applicable standards of this Zoning Ordinance and construction-related codes are met.

56. Accessory units and the primary residence shall share utilities. No separate utility meters shall be allowed for an accessory apartment.

67. One off-street parking space shall be required for each accessory apartment, in addition to that required for the primary dwelling unit. The additional required parking space shall be located on the same lot as the primary dwelling unit. Tandem parking shall be allowed. This requirement may be subject to a variance.

Structure Type	Zoning District							
	R&E	RS1	RS2	RS3	RM1	RM2	MHP	MHS
Single-Family Detached	A	A	A	-	A	-	-	A
Accessory Apartment	-	A****	A	-	A	-	-	-
Two-Family Dwelling	-	-	A	-	A	-	-	-
Zero Lot Line Dwelling*	-	-	-	A	A	-	-	-
Twinhome*	-	-	-	A	A	-	-	-
Townhouse*	-	-	-	A	A	-	-	-
Multifamily Dwelling	-	-	-	-	A	A	-	-
Manufactured Home	S***	S***	S***	-	-	-	A	A
Mobile Home	-	-	-	-	-	-	A	-
Group Living Structure**	-	-	-	-	A	A	-	-

*Refer to [Section 501](#) for additional standards.

**Structure type allowed only with approved group living use.

*** Refer to Section 501.F and [Article 12.03](#) for additional standards.

**** [Refer to Section 401.2](#)

Sec. 406. - Bed and Breakfast Establishments and Short-Term Rentals

Specific use standards applicable to a bed and breakfast and short-term rentals are:

A. *General Standards.* In all zoning districts, the following will be required:

1. The operator of a Bed and Breakfast or a Short-Term Rental must obtain a license from the Director of Planning and Development Services, on an application form approved by the Director.
2. An approved Conditional Use shall automatically expire unless renewed after one year and thereafter every two years.
3. The application shall designate an "Operator" who must reside in Tom Green County, Texas and shall furnish a telephone number for the operator. This information shall be furnished in the notice to owners of real property as required by [Section 201](#) of this Zoning Ordinance. If this information subsequently changes, the operator shall mail notice of the new contact information to owners of real property within 200 feet of the lot lines.
4. Neither a Bed and Breakfast nor a Short-Term Rental may be approved unless it adjoins a public street at least 30 feet in width. **Within an 'RS' zoning district, a** Short-Term Rental use may not be located on a lot that is within 500 feet of **an another 'RS' zoned** lot on which **another a** Short-Term Rental use is located. The restrictions contained in this subsection 4 shall not affect any property which is registered with the State of Texas and the City of San Angelo for the purpose of Hotel Occupancy Tax on or before September 1, 2016.
5. The operator shall keep a current guest register in compliance with the state code.
6. For the purposes of determining privacy fence requirements, a Bed and Breakfast or a Short-Term Rental will always be considered a residential use.
7. On a residentially zoned property, all lighting shall be directed toward the establishment and not at surrounding neighbors.
8. The operator of a Bed and Breakfast or a Short-Term Rental must post conspicuously in the common area of each unit (1) the name and contact information of the operator, and (2) the occupancy limits and restrictions on noise as set out in this Section.
9. A minimum of two off-street parking spaces, plus one additional off-street parking space per separately rented guest room, shall be provided on the same lot or tract of land as the establishment, except in the CBD zoning district as outlined in Section 511.A.1 of this Zoning Ordinance.
10. Neither a Bed and Breakfast nor Short-Term Rental establishment may be operated on a city-owned property that is leased for residential purposes.

MEMO



Meeting

Date: May 16, 2022

To: Planning Commission

From: Jeff Fisher, AICP
Chief Planner

Agenda Item: Discussion on a proposed annexation of an unaddressed 37.98 acre tract of land, being 36.60 acres and a 1.38-acre access easement, in the M. Mayer Survey No. 169, Abstract No. 1647, and part of Block 9, Upton and Collins Subdivision, Tom Green County, Texas, located southeast of Country Club Rd. and S. Ratliff Rd. *(For information only; no action required).*

Background:

The applicant, Dorado Bay, LLC, has filed this application to annex the subject property into the City Limits. They have also filed concurrent applications to amend the Comprehensive Plan and zone the property for a new single-family subdivision along with a future commercial lot. The Comprehensive Plan Amendment would change 35.65 acres from Rural to Neighborhood and 2.33 acres from Rural to Commercial, facilitating the proposed zoning to RS-1 on the Neighborhood portion, and CG on the Commercial portion. Staff is recommending approval of the requests except for the zoning on the Commercial portion, requesting instead that it be Neighborhood Commercial (CN) instead of CG given the lot's mainly low density residential surroundings.

On April 18, 2022, the Planning Commission approved a final plat for the subject area for 52 single-family residences and the commercial lot. All of the lots are a minimum of 0.5 acre and are able to utilize private septic systems for sewage. A condition of approval however, was that the property be annexed with appropriate city services before the plat is recorded (and development can occur). This includes connecting to the city water main, or continuing to use the Millersview-Doole Water Supply Corporation (MDWSC). The owner has requested the Public Utility Commission to remove their current CCN (certificate of convenience and necessity), which allows exclusive service by the MDWSC, and allow the lots to connect to City water. In the event this change is not approved, the owner would continue to use the MDWC for water service.

Compatibility with the City's Annexation Policies:

The City's 2009 Strategic Plan Update to its Comprehensive Plan sets certain policies for annexation of land into the City Limits. The property is identified in the City's Annexation Plan as "immediate". The annexation policies call to "focus immediate short-term annexation efforts on areas already served by City water system but which remain outside City limits." The property is immediate adjacent to the existing city water line along Country Club Road and will either connect to city water or continue to use the private water supply as outlined above.

City Staff is continuing discussions with the property owner, consultant, and City Staff including Engineering and Water Utilities to address these issues through implementation of an Annexation Service Plan prior to adoption of the Zone Change and Annexation.

Annexation Process, Timeline, and Servicing Plan:

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

- May 3, 2022: The proposed annexation petition was accepted by City Council. If and the 90-day annexation begun.
- May 16, 2022: The Zone Change will be presented to the Planning Commission for recommendation, and the annexation item will be presented for discussion only.
- June 7, 2022: The first public comment hearing of the Annexation, first hearing of the Annexation Ordinance, and first hearing of the Comprehensive Plan Amendment and Zone Change.
- June 21, 2022: The second reading of the Annexation Ordinance and second reading of the Comprehensive Plan Amendment and Zone Change.

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

Discussion:

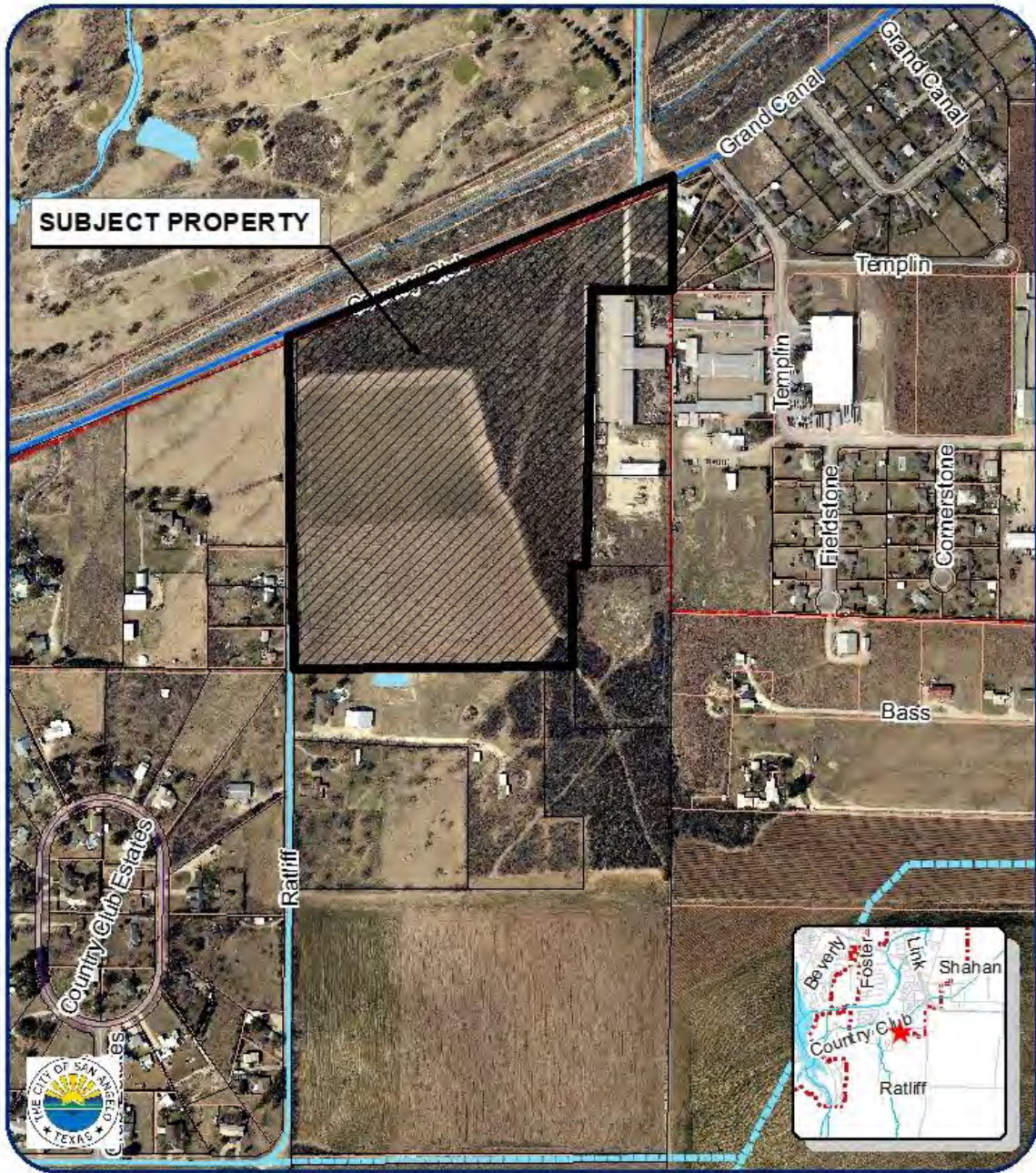
Staff is submitting this to the Planning Commission to provide an opportunity to review the proposed annexation and attached exhibits, and for staff to address any questions or concerns for long-term planning prior to the annexation and associated amendments going to City Council in June 2022.

Planning Commission Requested Action:

No action is required.

Attachment:

Aerial Map
Future Land Use Map
Zoning Map
Annexation Petition
Survey



Rezoning

Z22-10: Country Club Rd/S. Ratliff Rd.

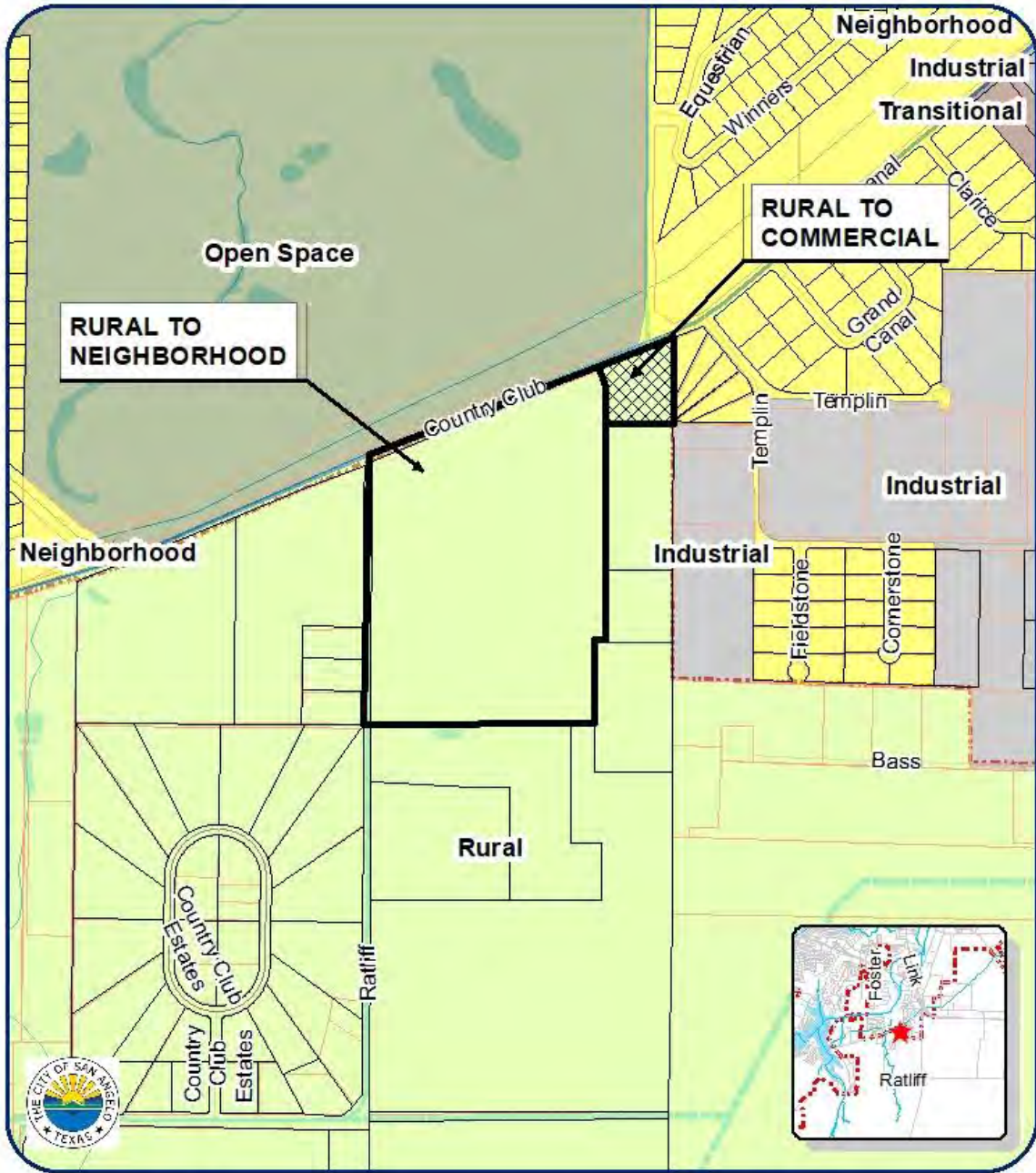
Council District 1 - Tommy Hiebert
 Neighborhood: Country Club
 Scale: 1" approx. = 500 ft

SE of Country Club Rd/S. Ratliff Rd, 37.98 ac.

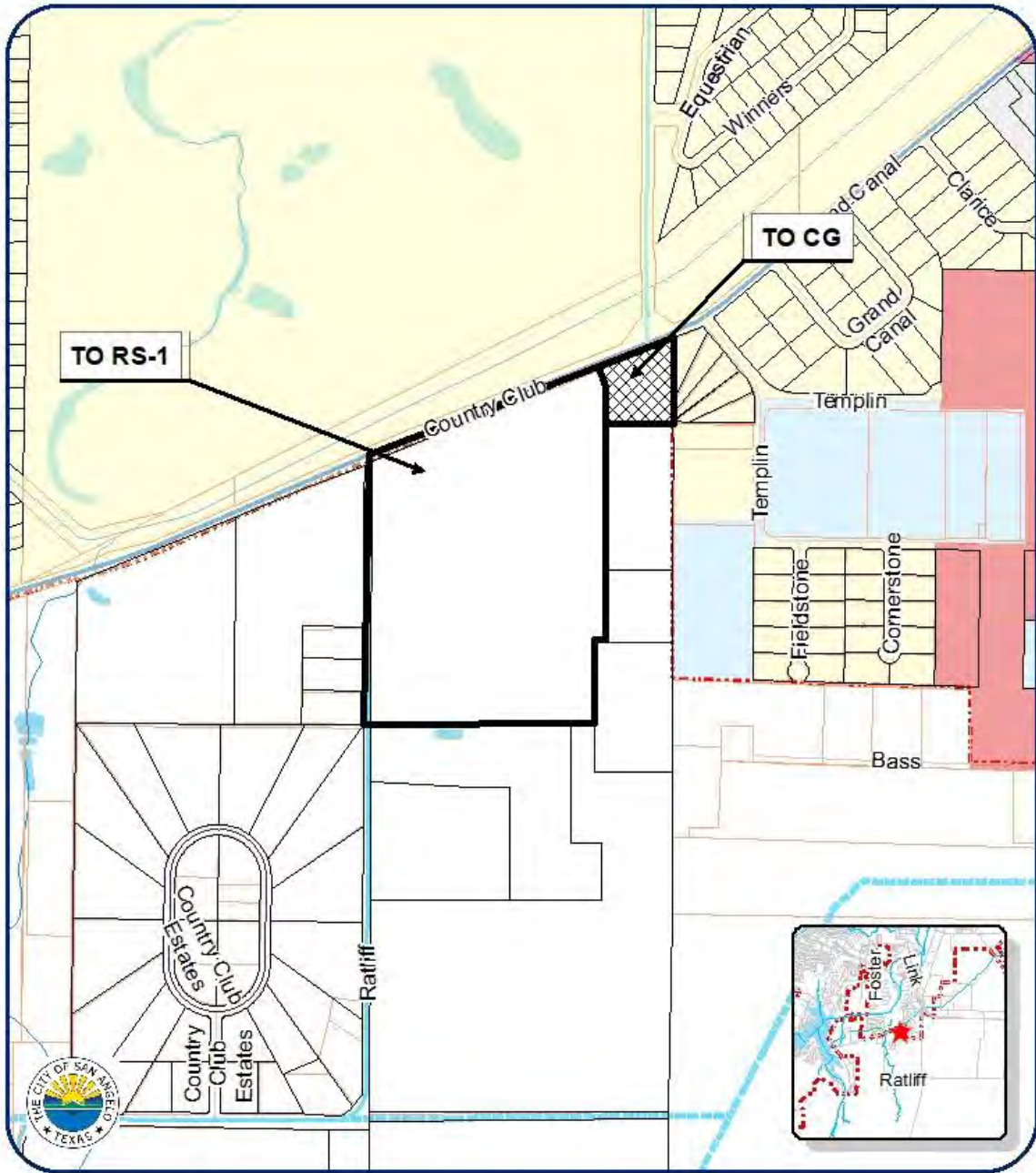
Legend

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





Comp. Plan and Rezoning		Legend	
CP22-04/Z22-10: Country Club Rd/S. Ratliff Rd.		Subject Properties:	
Council District 1 - Tommy Hiebert		Current Zoning:	N/A
Neighborhood: Country Club		Requested Zoning Change:	RS-1 and CG
Scale: 1" approx. = 625 ft		Vision:	Rural
SE of Country Club Rd/S. Ratliff Rd, 37.98 ac.		Requested Vision Change:	Neighborhood and Commercial



Comp. Plan and Rezoning

CP22-04/Z22-10: Country Club Rd/S. Ratliff Rd.

Council District 1 - Tommy Hiebert

Neighborhood: Country Club

Scale: 1" approx. = 625 ft

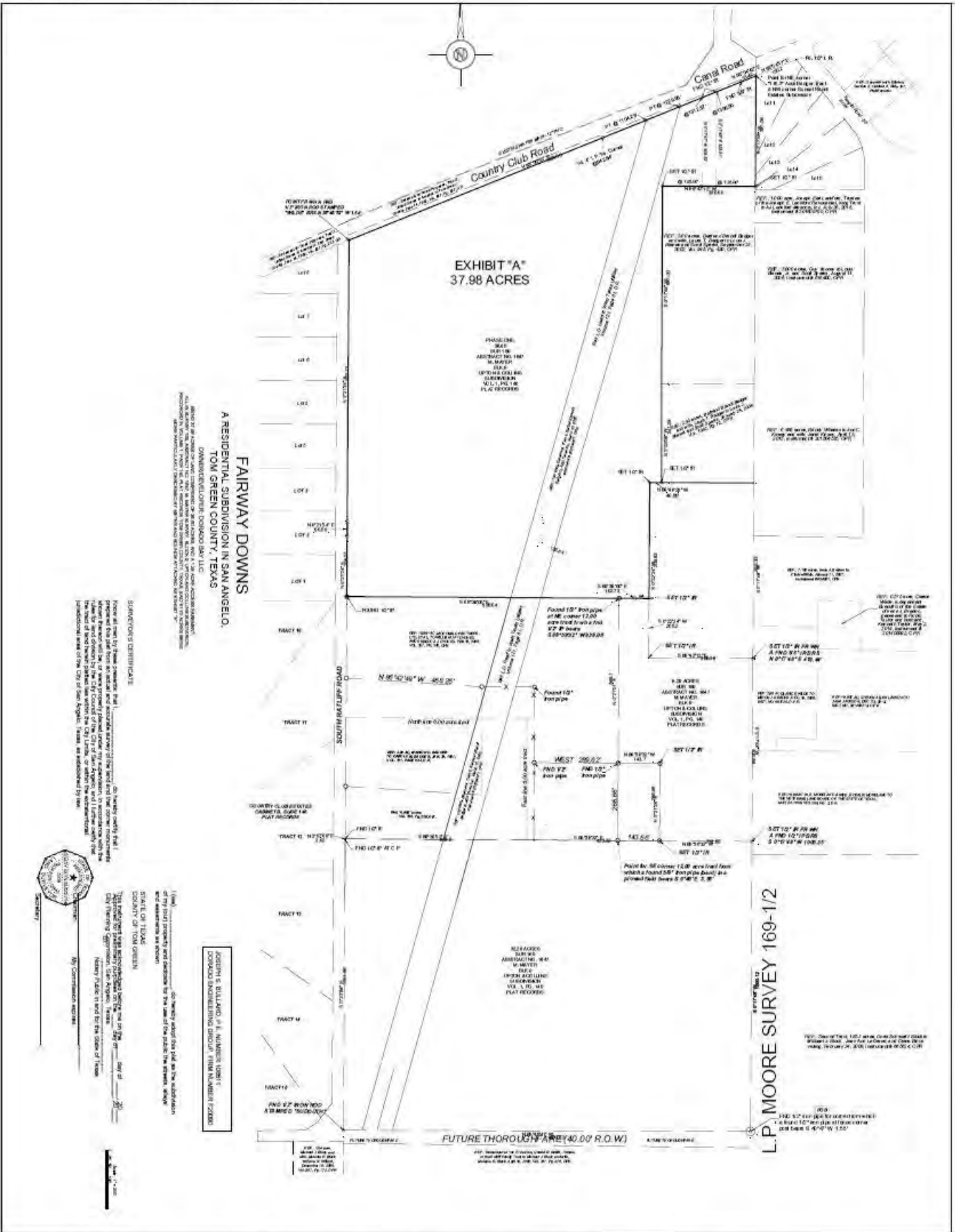
SE of Country Club Rd/S. Ratliff Rd, 37.98 ac.

Legend

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

N





FAIRWAY DOWNS
 A RESIDENTIAL SUBDIVISION IN SAN ANGELO,
 TOM GREEN COUNTY, TEXAS

L.P. MOORE SURVEY 169-1/2

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

DATE: 03/18/2022
DESIGN: REV 10
PREPARED BY: JOSEPH BULLARD, P.E.
DRAWN BY: ROBERT O'HARD, P.E.
CHECKED: JOSEPH BULLARD, P.E.
APPROVED: CASEY POWNER

DORADO CONSTRUCTION GROUP

Petition Requesting Annexation by Landowner

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

The undersigned owner of the hereinafter described tract of land, which is vacant and without residents hereby petition your honorable Body to extend the present city limits so as to include as part of the City of San Angelo, TX, the property described in Exhibit "A", by metes and bounds and attached herein.

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

Signed: [Signature]
Printed Name: Casey A Poynor
Entity: Orvado Bay LLC
Title: Managing Member
Date: 3/31/2022

The State of Texas

County of Tom Green

BEFORE ME, this instrument was acknowledged on 3/31/2022 by Casey Poynor.

[Signature]
Notary Public, State of Texas

My Commission expires: 4/14/2024

