

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		Final Plat of Theo Alexander Subdivision Section 2	
<b>SYNOPSIS:</b>			
The applicant has applied to Final Plat the Theo Alexander Subdivision Section 2 property as commercial.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1 Lot facing 3000 Blk. Bryant Blvd		Abst: A-0350 S-0175, Survey: H HORNBURG, 1.0400 ACRES	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SM District: 1 Tommy Hiebert Neighborhood: Rio Vista	CG/CH	Commercial	1.273 acres
<b>THOROUGHFARE PLAN:</b>			
<b>S Bryant Blvd</b> – State Highway: Four lanes with a turn lane, 150 ft. of right of way, 80 ft. of pavement. <b>Ben Ficklin</b> - Urban Local Street, Required 50' min. ROW (100' provided), 40' min. pavement width (48' existing)			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Final Plat of Theo Alexander Subdivision Section 2 –with <b>five conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Liberty Cafe Petitioner: SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 <a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a>			

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed final plat will create a commercial property. The property will have CG/CH zoning.

**Recommendation:** Staff recommends APPROVAL of the Final Plat of Theo Alexander Subdivision Section 2 – with **five conditions of approval**

Final Plat

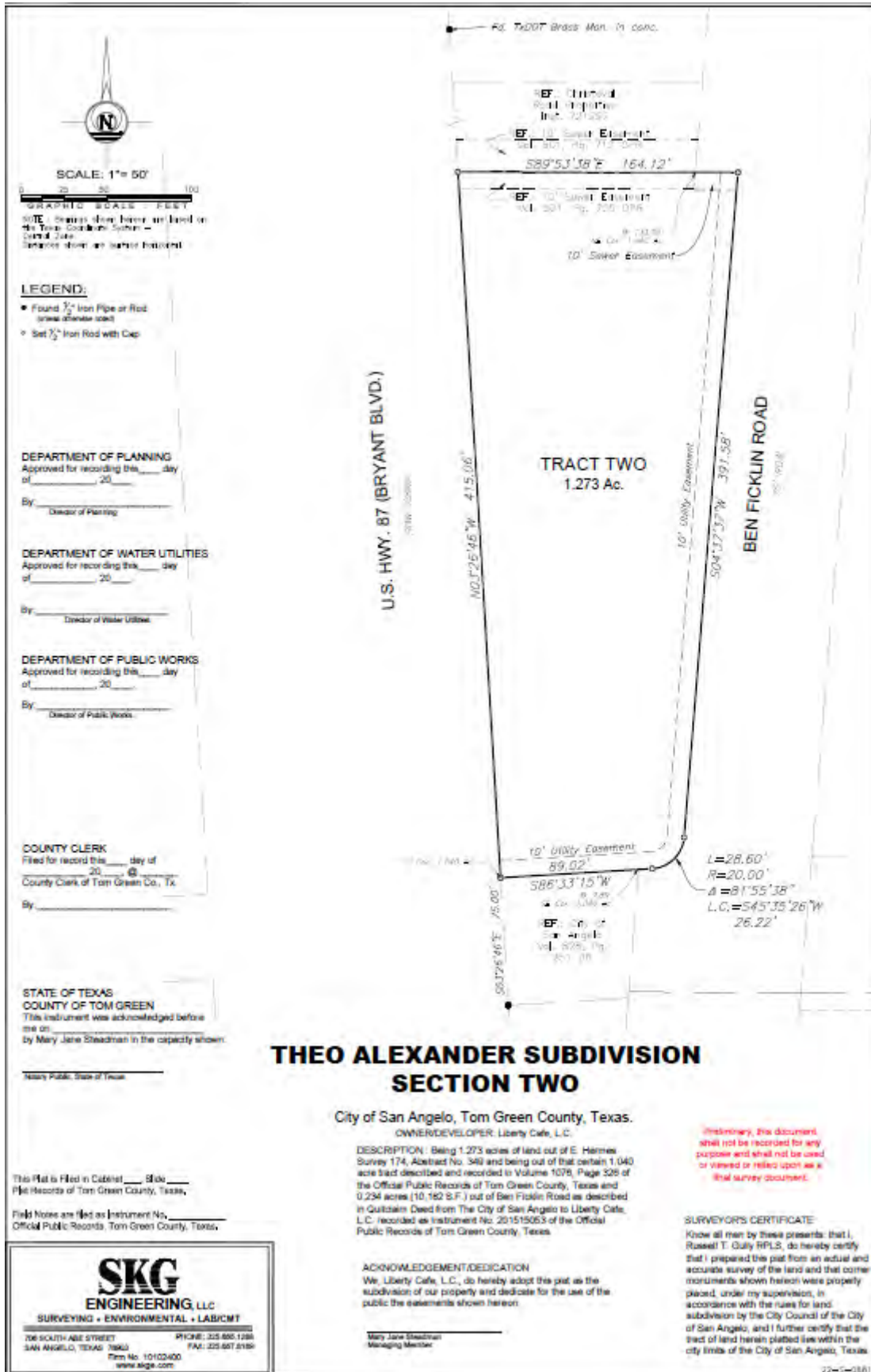
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the Bryant Blvd and Ben Ficklin. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Alternatively, obtain approval of a waiver or deviation from this requirement from the Planning Director and City Engineer.
  - a. Note: Prior to building permit final occupancy, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk in accordance with the approved version of the sidewalk construction plan. This is not required if a waiver or deviation is approved by the Planning Director and City Engineer.
3. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
  - a. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. 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].
  - a. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].

5. A drainage study shall be submitted. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*]
  - a. A drainage study shall be submitted if the impervious area changes by 5% and development\* of a site exceeds 1 acre. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*]

**Attachments:**

Aerial Map  
Plat





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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		Final Plat of Hogeda Properties Subdivision	
<b>SYNOPSIS:</b>			
The applicant has applied to Final Plat the Hogeda Properties Subdivision property as commercial.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1 Lot facing 2000 Blk. Of N Bryant Blvd		Abst: A-0112 S-0318, Survey: F E CRAMER, 2.000 AC OUT OF ABS 112 & ABS 1657	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SM District: 4 Lucy Gonzales Neighborhood: Blackshear	CH	Commercial	1.997 acres
<b>THOROUGHFARE PLAN:</b>			
N Bryant Blvd – State Highway: Four lanes with a turn lane, 150 ft. of right of way, 80 ft. of pavement.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Final Plat of Hogeda Properties Subdivision – with <b>five conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Henry Hogeda, Jr Petitioner: SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 <a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a>			

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed final plat will create a commercial property. The property will have CH zoning.

**Recommendation:** Staff recommends APPROVAL of the Final Plat of Hogeda Properties Subdivision –with **five conditions of approval**

Final Plat

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along N Bryant Blvd. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Alternatively, obtain approval of a waiver or deviation from this requirement from the Planning Director and City Engineer.
  - a. Note: Prior to building permit final occupancy, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk in accordance with the approved version of the sidewalk construction plan. This is not required if a waiver or deviation is approved by the Planning Director and City Engineer.
3. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
  - a. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. 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].
  - a. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].

5. A drainage study shall be submitted. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*]
  - a. A drainage study shall be submitted if the impervious area changes by 5% and development\* of a site exceeds 1 acre. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [*Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13*]

**Attachments:**

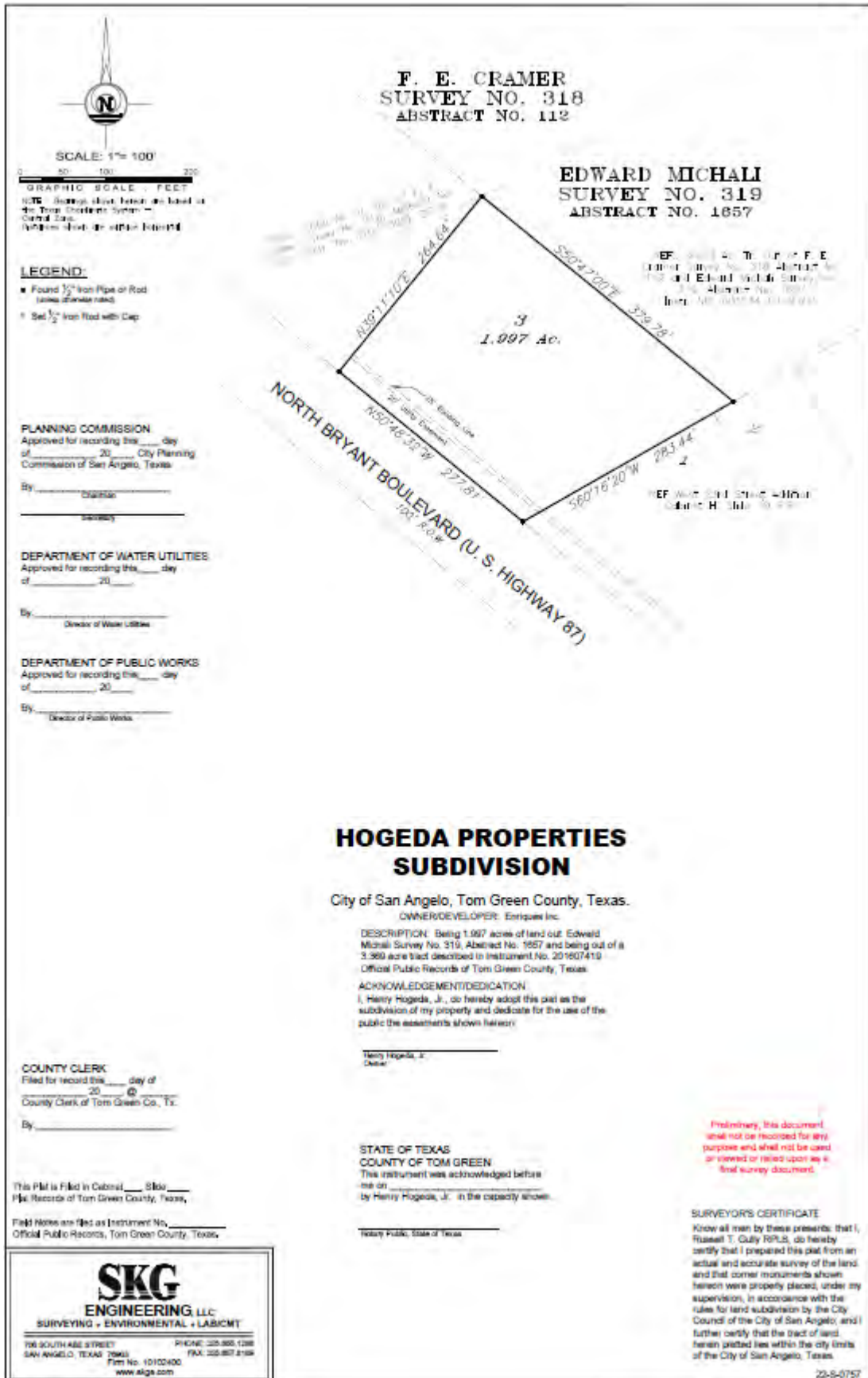
Aerial Map  
Plat



Aerial Map



Proposed Final Plat



# MEMO



**Meeting**

**Date:** July 18, 2022

**To:** Planning Commission

**From:** Rae Lineberry  
Planner, City of San Angelo

**Request:** Approval of the First Replat in Block 6, The Palms, Section Two.

**Background:** A request for approval of the First Replat in Block 6, The Palms, Section Two, being Lots 16, 17, and 18 as recorded in Cabinet C, Slide 54, Plat Records of Tom Green County, Texas.

**Notification:**

No notification is required by State or local codes.

**Planning Commission Requested Action:**

Staff recommends **APPROVAL** of a request for the First Replat in Block 6, The Palms, Section Two with **one condition of approval**.

**Condition of Approval:**

1. Prior to plat recordation, provide a copy of the Tom Green County Central Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].

**Attachments:**

Plat



SCALE: 1"=50'

GRAPHIC SCALE FEET  
0 25 50 100

NOTE: All bearings and distances are based on the True Meridian System - Central Zone. Distances shown are surface distances.

**LEGEND:**

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

**DEPARTMENT OF PLANNING**

Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_  
Director of Planning

**DEPARTMENT OF WATER UTILITIES**

Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_  
Director of Water Utilities

**DEPARTMENT OF PUBLIC WORKS**

Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_  
Director of Public Works

**STATE OF TEXAS**

**COUNTY OF TOM GREEN**  
This instrument was acknowledged before me on \_\_\_\_\_ by Miriam Pendleton shown:

Notary Public, State of Texas

**STATE OF TEXAS**

**COUNTY OF TOM GREEN**  
This instrument was acknowledged before me on \_\_\_\_\_ by Joel and Lindsay Carr:

Notary Public, State of Texas

**STATE OF TEXAS**

**COUNTY OF TOM GREEN**  
This instrument was acknowledged before me on \_\_\_\_\_ by Russell T. Gully in the capacity shown:

Notary Public, State of Texas

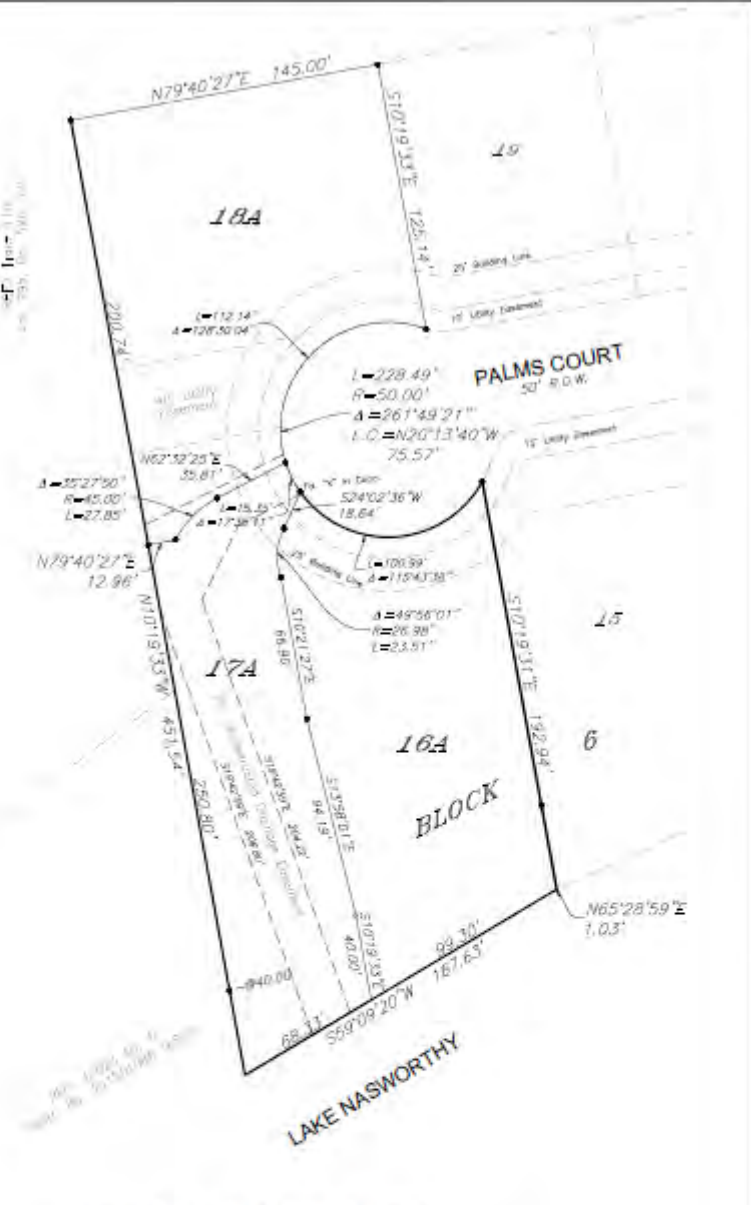
**COUNTY CLERK**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
County Clerk of Tom Green Co., Tx.  
By: \_\_\_\_\_

This Plat is Filed in Case No. \_\_\_\_\_ State \_\_\_\_\_  
Plat Records of Tom Green County, Texas.

**SKG**  
**ENGINEERING, LLC**  
SURVEYING + ENVIRONMENTAL + LAB/CMT

706 SOUTH ASE STREET PHONE: 335.855.1388  
SANK ANGELO, TEXAS 76903 FAX: 335.857.8198  
Form No. 10102400  
www.skge.com



**FIRST REPLAT IN BLOCK 6  
THE PALMS  
SECTION TWO**

City of San Angelo, Tom Green County, Texas.

OWNERS: MIRIAM PENDLETON  
JOEL & LINDSAY CARR TRUSTEES  
PSALM 100 DEVELOPMENT, LLC

DESCRIPTION: Being all of Lots 16, 17, and 18, Block 6, Section Two, The Palms located in District C, Slide 54, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION  
We, Miriam Pendleton, Joel & Lindsay Carr Trustees, and Psalm 100 Development, LLC, do hereby adopt this plat as the subdivision of our property.

Miriam Pendleton \_\_\_\_\_  
 Joel Carr \_\_\_\_\_  
 Lindsay Carr \_\_\_\_\_  
 Psalm 100 Development, LLC  
 Russell T. Gully, Manager

Refer to the Palms, Section Two for directions of easements shown hereon.

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

**SURVEYOR'S CERTIFICATE**

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

21-84155

# MEMO



**Meeting**

**Date:** July 18, 2022

**To:** Planning Commission

**From:** Aaron Vannoy  
Assistant Director of Planning and Development Services, City of San Angelo

**Request:** Approval of a replat of Hatcher Addition Block 94, Lots 9, 10, and 11.

**Background:** A request for approval of a replat of the Hatcher Addition Block 94, Lots 9, 10, and 11 to combine three lots and convert to two residential lots. Note: Sidewalk requirement has been discussed with applicant's representative and the waiver process was discussed.

**Notification:**

Notification has been sent to the surrounding properties within the 200' buffer area.

**Planning Commission Requested Action:**

Staff recommends **APPROVAL** of a replat of the Hatcher Addition Block 94, Lots 9, 10, and 11 to combine three lots and make two residential lots, with two conditions of approval.

**Conditions of Approval:**

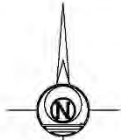
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the (east) side of right-of-way adjacent to Howe Street. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Alternatively, obtain approval of a waiver or deviation from this requirement from the Planning Director and City Engineer.

Note: Prior to building permit final occupancy, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk in accordance with the approved version of the sidewalk construction plan. This is not required if a waiver or deviation is approved by the Planning Director and City Engineer

**Attachments:**

Plat

# Replat



SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE : FEET

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

**LEGEND:**

- Found  $\frac{1}{2}$ " Iron Pipe or Rod (unless otherwise noted)
- Set  $\frac{1}{2}$ " Iron Rod with Cap

DEPARTMENT OF PLANNING  
Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_.

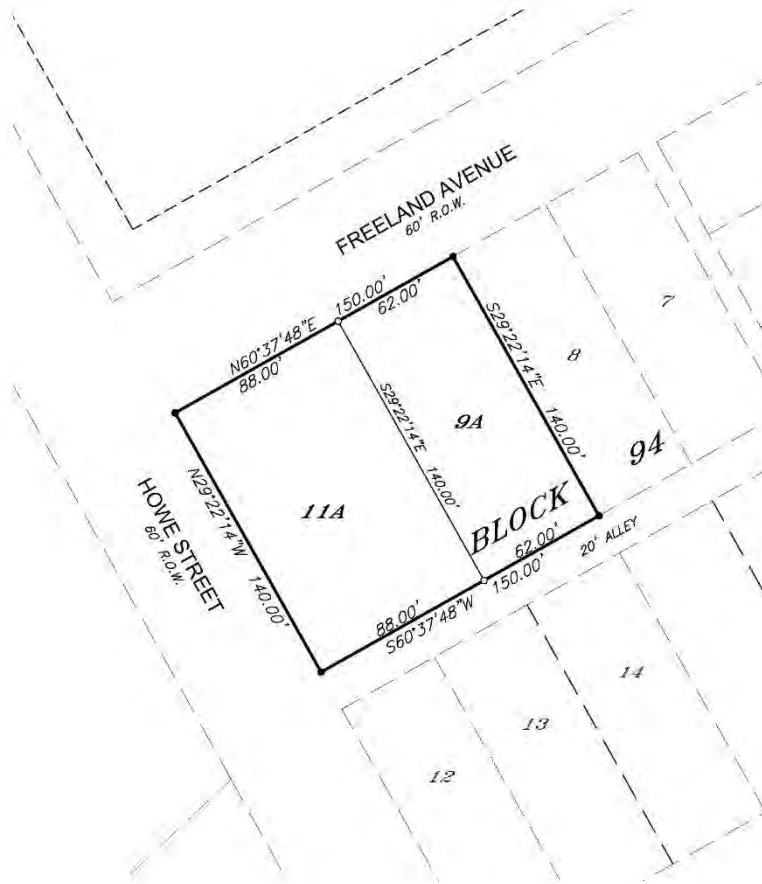
By: \_\_\_\_\_  
Director of Planning

DEPARTMENT OF WATER UTILITIES  
Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS  
Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Director of Public Works



## FIRST REPLAT IN BLOCK 94 HATCHER ADDITION

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: ANGELO CHRISTIAN MINISTRIES

DESCRIPTION: Being all of Lots 9, 10, and 11, Block 94, Hatcher Addition as per the plat of record in Cabinet A, Slide 297, Plat Records of Tom Green County, Texas.

**ACKNOWLEDGEMENT/DEDICATION**

We, Angelo Christian Ministries, do hereby adopt this plat as the subdivision of our property.

\_\_\_\_\_  
Walt Landers  
President

STATE OF TEXAS  
COUNTY OF TOM GREEN  
This instrument was acknowledged before me on \_\_\_\_\_  
by Walt Landers in the capacity shown.

\_\_\_\_\_  
Notary Public, State of Texas

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

COUNTY CLERK  
Filed for record this \_\_\_ day of \_\_\_\_\_, 20\_\_ @ \_\_\_\_\_  
County Clerk of Tom Green Co., TX:

By: \_\_\_\_\_

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

**SKG**  
**ENGINEERING, LLC**  
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET      PHONE: 325.655.1288  
SAN ANGELO, TEXAS 76903      FAX: 325.657.5191  
Firm No. 10102400  
www.skgc.com

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.

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

22-S-0906

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Preliminary Plat and Replat		Preliminary Plat of Andrew D Smith, Section 2, Lot 5, and the First Replat Plat of Andrew D Smith, Sec 2, Lots 5A-5f	
<b>SYNOPSIS:</b>			
The applicant has applied for consideration of a Preliminary Plat of the Andrew D Smith Subdivision, Section 2, Lot 5, and the First Replat Plat of Andrew D Smith, Sec 2, Lots 5A-5f for single family residential infill development.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
6 Lots facing 100 Blk. Media Street and 1 Lot facing the 1200 Blk. of Luna St.		Andrew D Smith Subdivision, Section 2, Lot 5	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SM District: 4 Lucy Gonzales Neighborhood: Belaire		RS-1	N – Neighborhood
<b>SIZE:</b> 2.30 acres			
<b>THOROUGHFARE PLAN:</b>			
<i>Media</i> – Local road with 50’ of ROW and 40’ of paving with curb and gutter – meet standards <i>Luna</i> – Local road with 50’ of ROW and 32’ of paving with curb and gutter – meet standards for infill development and new minimums of subdivision ordinance.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Preliminary Plat of Andrew D Smith Subdivision, Section 2, Lot 5 with two notes and <b>APPROVAL</b> of the First Replat Plat of Andrew D Smith Subdivision, Section 2, Lots 5A-5f with <b>two conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Ryan Newlin Petitioner: Wilde Engineering, LLC			
<b>STAFF CONTACT:</b>			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 <a href="mailto:Aaron.vannoy@cosatx.us">Aaron.vannoy@cosatx.us</a>			

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

**Recommendation:** Staff recommends **APPROVAL** of the Preliminary Plat of the Andrew D Smith Subdivision, Section 2 lot 5 with two notes and **APPROVAL** of the First Replat Plat of the Andrew D Smith Subdivision, Section 2, Lots 5A-5f with **two conditions of approval:**

### **Preliminary Plat**

Notes:

1. Label Lot Preliminary Plat lot 5(g) instead of remainder of Lot 5
2. Sewer extension may be required as well as potential for hydrants on Lot 5(g) when the lot is final platted.

### **Final Plat**

1. Prior to plat recordation, provide a copy of the Tom Green County Central Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V, and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the (north) side of right-of-way adjacent to Media St. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Alternatively, obtain approval of a waiver or deviation from this requirement from the Planning Director and City Engineer. Sidewalk triggered by Church property along Medina and within 300'

Note: Prior to building permit final occupancy, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk in accordance with the approved version of the sidewalk construction plan. This is not required if a waiver or deviation is approved by the Planning Director and City Engineer.

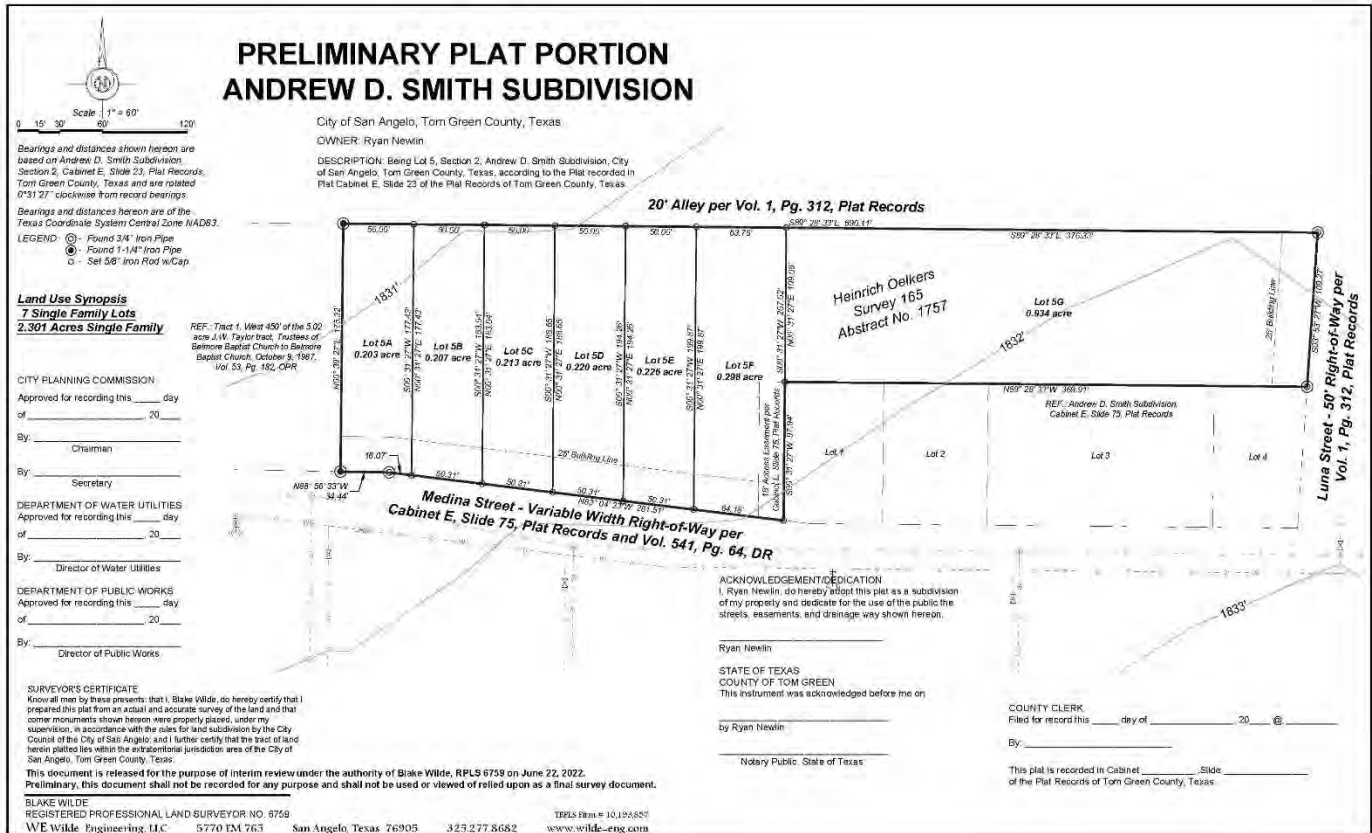
### **Attachments:**

Aerial Map  
Plat

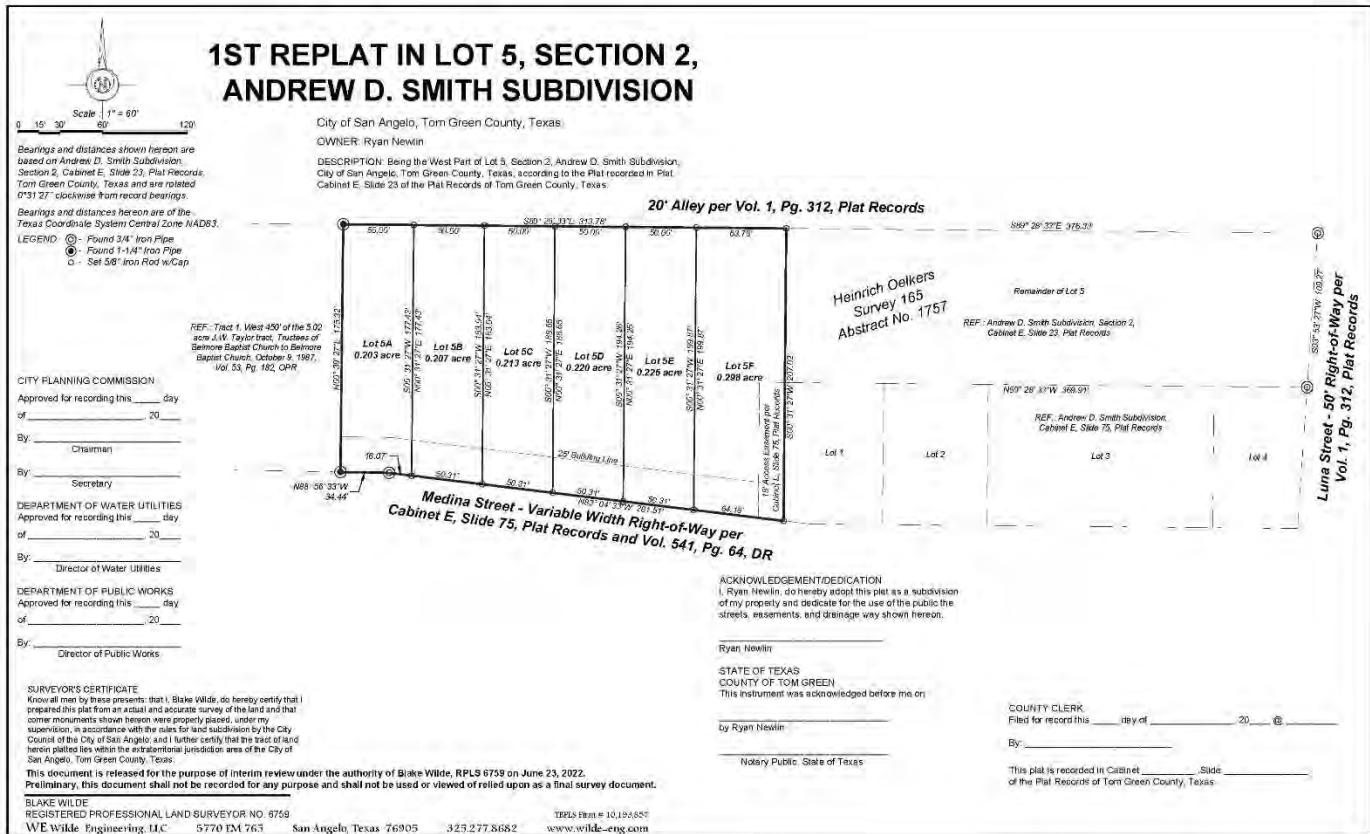




Proposed Preliminary Plat



Proposed Final Plat



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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Preliminary and Final Plat		Preliminary Plat and Final Plat, Arden Heights	
<b>SYNOPSIS:</b>			
<p>The applicant(s) has submitted this preliminary and final plat for single-family residential dwellings. The preliminary plat will comprise of 382 residential lots over 100.355 acres, and the final plat will comprise of 53 residential lots over 15.795 acres within a portion of the preliminary plat area. The plats will have direct, abutting access to F.M. 2288 through construction of a new minor collector street, Bosque Drive. The north most east-west street, Frio Street, will also be a future minor collector street reflecting the City’s Master Thoroughfare Plan (MTP). All other streets will be local streets to be constructed to minimum standards. No variances have been requested as part of these plats. Sidewalk ramps will be required where Bosque Drive meets F.M. 2288, a major arterial street, as required (see additional information).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Northwest of Arden Road and F.M. 2288.		100.355 acres in the A. B. & M Survey No. 3, Abstract No. 24, and in the B. S. & F Survey No. 5, Abstract No. 101.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #6 – Larry Miller Neighborhood: Bluffs	R&E (no zoning)	N – Neighborhood, C- Commercial, and T- Transitional	Preliminary: 100.355 acres Final: 15.795 acres
<b>THOROUGHFARE PLAN:</b>			
<ul style="list-style-type: none"> <li>• Bosque Drive (minor collector street) – required: 60’ ROW, 48 paving; provided: 60’ ROW; 48’ paving.</li> <li>• All internal new local streets – required 50’ or min. 40’ ROW; 40’ or 36’ with a sidewalk; provided: 50’ ROW; 40’ paving width.</li> </ul>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a Preliminary Plat, Arden Acres, subject to <b>two conditions of approval</b> , and <b>APPROVAL</b> of a final plat of Arden Heights, Section One, subject to <b>seven conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: West Texas Land Guys, San Angelo, LLC Petitioner: Russell Gully, P.E., RLS SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**Additional Information:** the southeast 26.71 acres within the Preliminary Plat is already within the city limits and the remainder will be annexed in future. The applicant(s) have filed a separate application to rezone this portion from Ranch and Estate (R&E) to Single-Family Residential (RS-1) to allow single-family homes in smaller lots with City services in future.

**Recommendations:**

Staff recommends **APPROVAL** of a Preliminary Plat, Arden Heights, subject to **three conditions of approval:**

1. Prior to plat signatures, label on the plat the following: "NOTE: Prior to any final platting on unzoned property, the properties must be annexed into the City Limits with appropriate zoning based on lot sizes being under 1 acre to allow city services" [Zoning Ordinance, Section 302, 501.A, 502.B].
2. Prior to plat signatures, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D.
3. Prior to plat signatures, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].

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

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of sidewalk ramps on either side of F.M. 2288, a major arterial road, at its intersection with Bosque Drive. If placement of sidewalk ramps are not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Alternatively, obtain approval of a waiver or deviation from this requirement from the Planning Director and City Engineer.

Note: Prior to building permit final occupancy, per Subdivision Ordinance, Chapter 9.V and

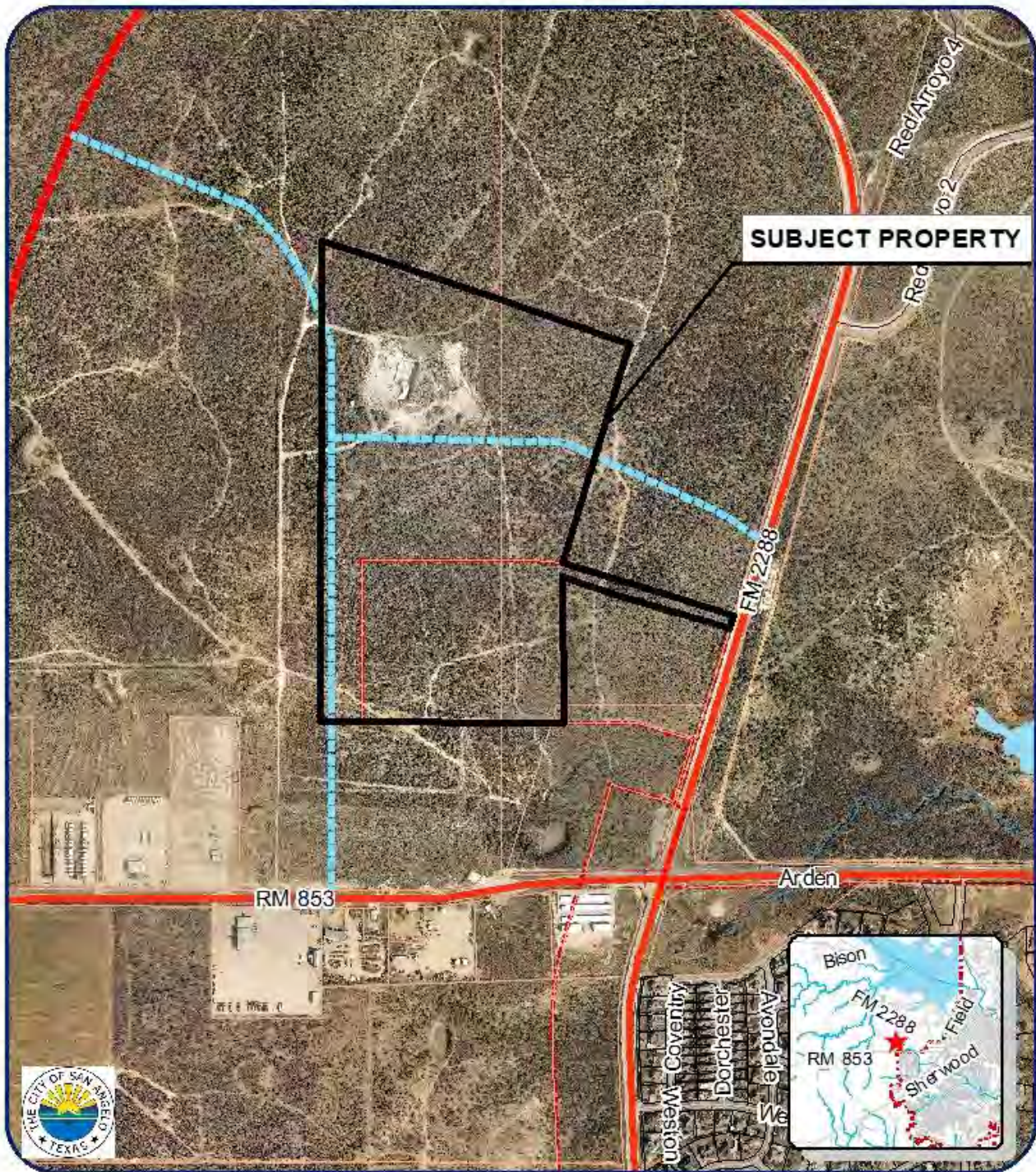
City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk ramps in accordance with the approved version of the sidewalk construction plan. This is not required if a waiver or deviation is approved by the Planning Director and City Engineer.

3. Prior to plat signatures, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Bosque Drive, meeting the requirements for a minor collector street with a minimum 48 feet of pavement with no sidewalk, or 40 feet of pavement width with a 4 foot sidewalk on one side [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.V].
7. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of all internal streets, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot sidewalk on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within

a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.V].

**Attachments:**

Aerial Map  
Preliminary Plat  
Final Plat



**Preliminary and Final Plats**  
**Arden Heights**

Council District 6 - Larry Miller  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 800 ft

NW of Arden Rd/FM 1288



**Legend**

- Subject Properties:
- Current Zoning: **R&E**
- Requested Zoning Change: **RS-1**
- Vision: **Neighborhood, Commercial & Transitional**

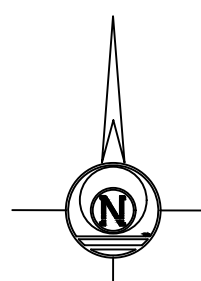


A.B. & M.  
SURVEY NO. 3  
ABSTRACT NO. 24

Owner: David Jensen  
Ref. Remainder of 917.9 Ac.  
Instrument No. 736511 GPRRP

**ARDEN HEIGHTS**  
PRELIMINARY PLAT

City of San Angelo, Tom Green County, Texas.  
OWNER/DEVELOPER: WEST TEXAS LAND GUYS, LLC

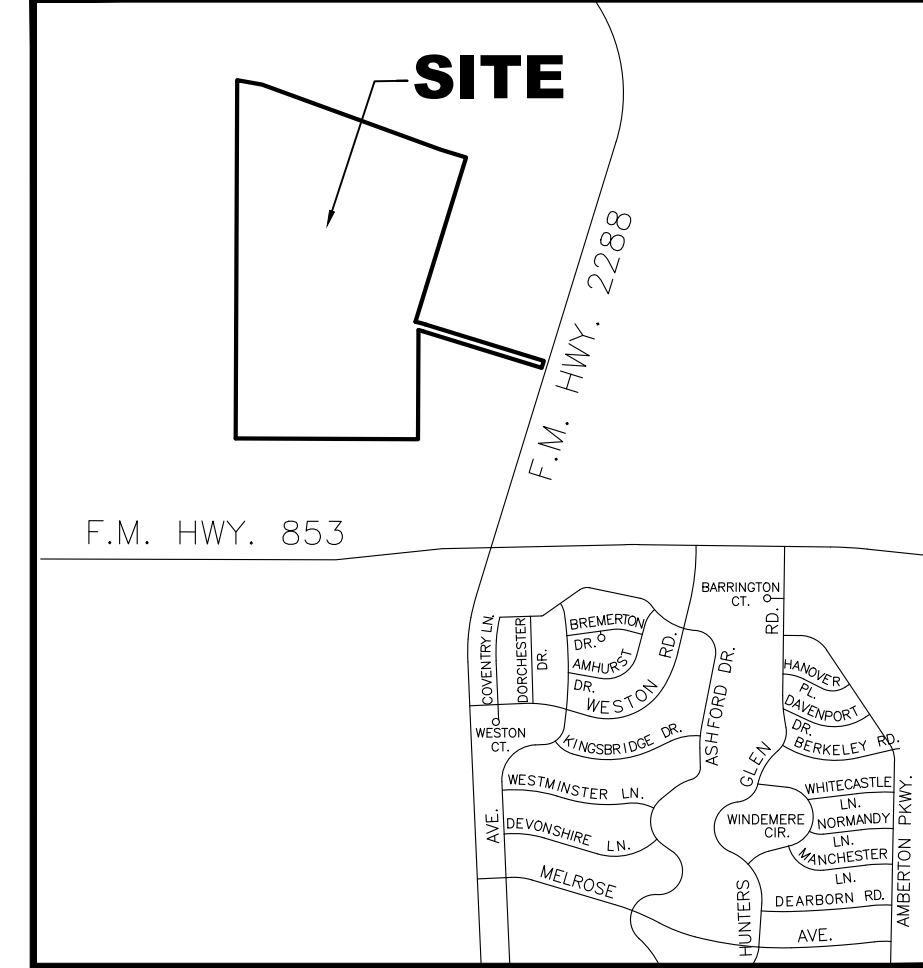


SCALE: 1" = 100'  
GRAPHIC SCALE: FEET  
NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

- (A) - 15' Underground Utility Easement
- (B) - 25' Building Setback Line
- (C) - 10' Drainage & Utility Easement
- (D) - 10' Drainage Easement

ACREAGE SUMMARY:  
Total Acreage - 100.355 Ac.  
Residential - 77.337 Ac.  
Right-of-Way - 22.160 Ac.  
Tract A - 0.858 Ac.

CITY PLANNING COMMISSION  
Approved for preliminary purposes on the day of 20, City Planning Commission, San Angelo, Texas.  
By: \_\_\_\_\_  
Chairman  
Secretary



LOCATOR MAP

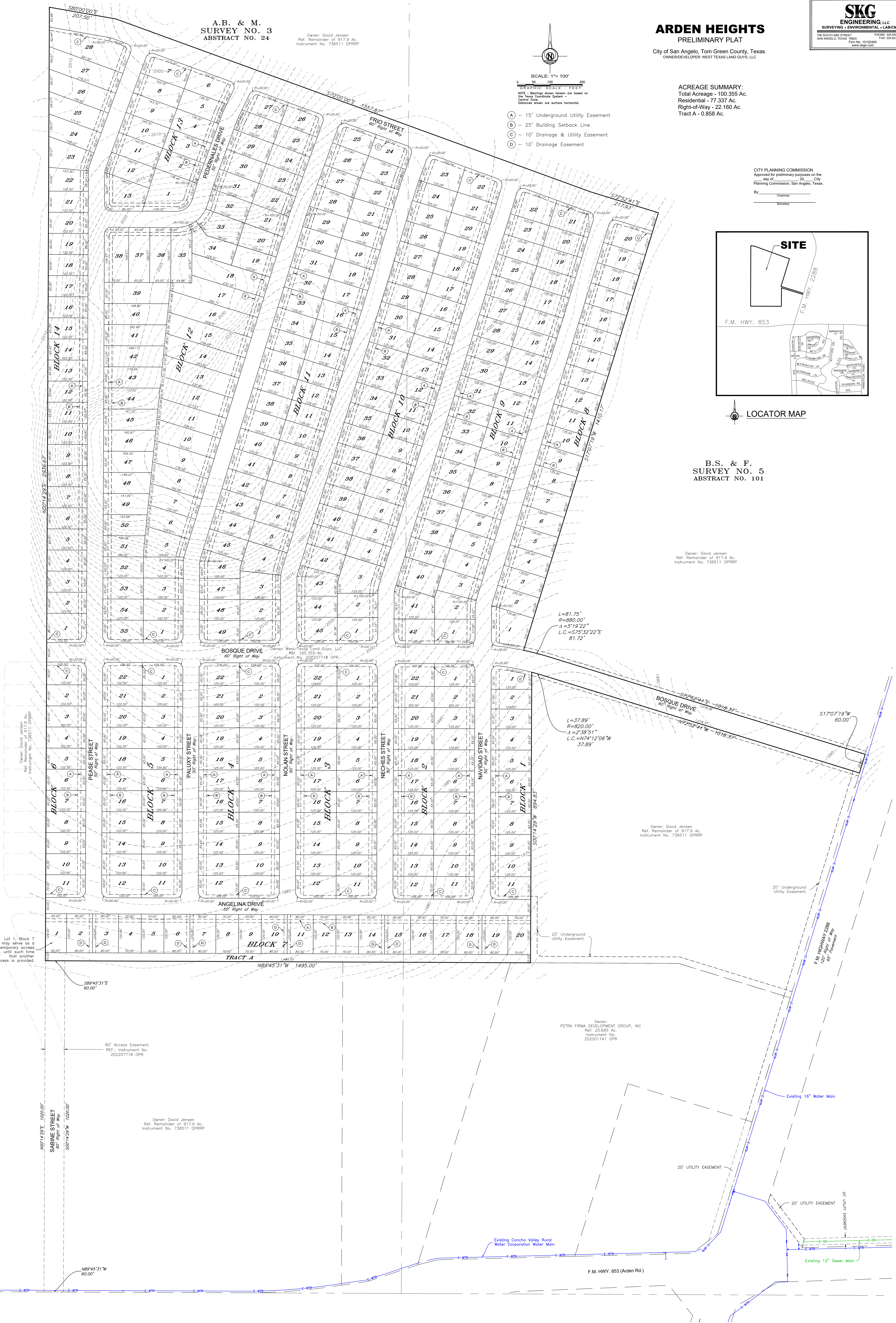
B.S. & F.  
SURVEY NO. 5  
ABSTRACT NO. 101

Owner: David Jensen  
Ref. Remainder of 917.9 Ac.  
Instrument No. 736511 GPRRP

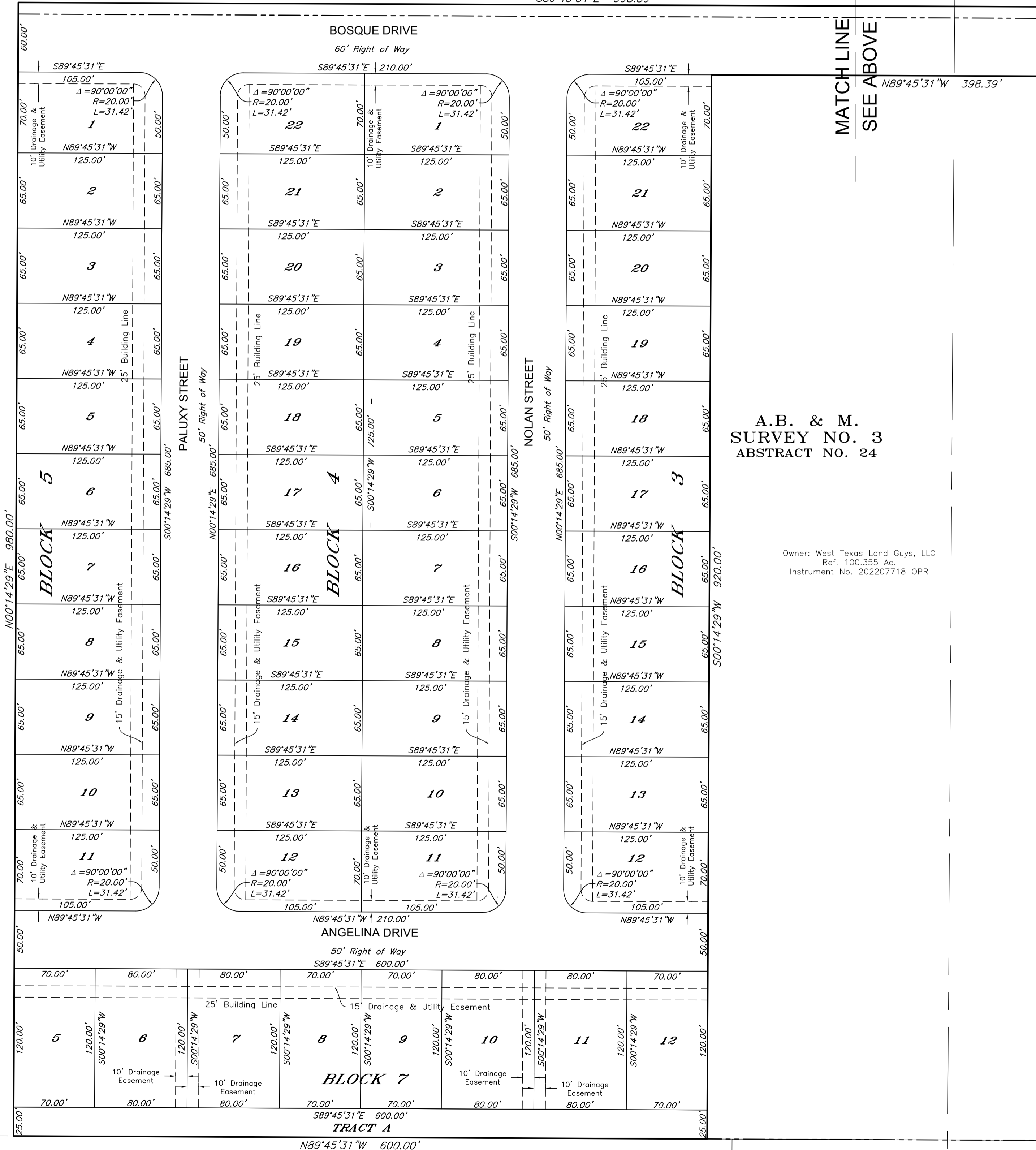
Owner: David Jensen  
Ref. Remainder of 917.9 Ac.  
Instrument No. 736511 GPRRP

$L=81.75'$   
 $R=880.00'$   
 $\Delta=5'19.22''$   
 $L.C.=S75^{\circ}32'22''E$   
 $81.72'$

$L=37.89'$   
 $R=820.00'$   
 $\Delta=2'38.51''$   
 $L.C.=N74^{\circ}12'06''W$   
 $37.89'$

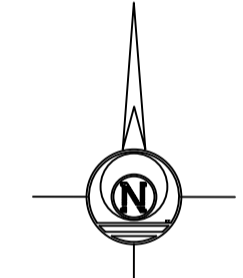


Owner: West Texas Land Guys, LLC  
Ref. 100.355 Ac.  
Instrument No. 202207718 OPR



A.B. & M.  
SURVEY NO. 3  
ABSTRACT NO. 24

Owner: West Texas Land Guys, LLC  
Ref. 100.355 Ac.  
Instrument No. 202207718 OPR



SCALE: 1" = 60'  
GRAPHIC SCALE: FEET  
NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone.  
Distances shown are surface horizontal.

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

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

By: \_\_\_\_\_  
Chairman  
Secretary

**DEPARTMENT OF WATER UTILITIES**  
Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

By: \_\_\_\_\_  
Director of Water Utilities

**DEPARTMENT OF PUBLIC WORKS**  
Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

By: \_\_\_\_\_  
Director of Public Works

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

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

Field Notes are filed as Instrument No. \_\_\_\_\_  
Official Public Records of Real Property, Tom Green County, Texas.

**ARDEN HEIGHTS**  
Section One  
City of San Angelo, Tom Green County, Texas.  
OWNER/DEVELOPER: West Texas Land Guys San Angelo, LLC  
DESCRIPTION: Being 15.795 acres out of that certain 100.355 acre tract described and recorded in Instrument No. 202207718, Official Public Records of Real Property of Tom Green County, Texas.

**ACKNOWLEDGEMENT/DEDICATION**  
We, West Texas Land Guys San Angelo, LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.

**STATE OF TEXAS**  
COUNTY OF TOM GREEN  
This instrument was acknowledged before me on \_\_\_\_\_ @ \_\_\_\_\_  
by Eric Von Rosenberg in the capacity shown.

Notary Public, State of Texas

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

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

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Preliminary Plat and Replat		Preliminary Plat of JCM Addition Tract 2 Block 1 lots 2C and 2B and First Replat of Tract 2 Block 1, lot 2B	
<b>SYNOPSIS:</b>			
The applicant has applied to replat of Preliminary Plat of JCM Addition Tract 2 Block 1 lots 2C, which contains one large preliminary tract 2C and a smaller tract 2B for heavy commercial zoned property and a First Replat of Tract 2 Block 1, lot 2B.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
On the 2000 Blk of Sunset, approximate address is 2040 Sunset Dr.		BLK. 1, JCM Addition, Tract 2 Sec 2	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SM District: 1 Tommy Hiebert Neighborhood: Rio Vista	CH – 50% West Side CG – 50% East Side	N – Commercial	11.3374 acres
<b>THOROUGHFARE PLAN:</b>			
<i>Sunset.</i> Major Collector Street, Required: 48’ pavement and 80’ ROW; Provided: 64’ pavement and 82’ ROW.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Preliminary Plat - JCM Addition Tract 2 Block 1 2B and 2C and First Replat of Tract 2 Block 1, lot 2B, including a deferral of construction of the sidewalk to the building permitting phase of development subject to <b>three conditions of approval for the Final Plat.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: TKBK INvestments Petitioner: SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 <a href="mailto:Aaron.vannoy@cosatx.us">Aaron.vannoy@cosatx.us</a>			

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed replat will create two residential lots. The property will have CH zoning on the Final Plat area and CG primarily as the zoning for the Preliminary Platted area; consistent with the policies of the 2009 Update to the City Comprehensive Plan. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:** Staff recommends APPROVAL of the Preliminary Plat - JCM Addition Tract 2 Block 1 2B and 2C as well as APPROVAL of the First Replat of Tract 2 Block 1, lot 2B, including a deferral of construction of the sidewalk to the building permitting phase of development subject to **two conditions of approval for the Final Plat.**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the (north) side of right-of-way adjacent to Sunset Dr. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Alternatively, obtain approval of a waiver or deviation from this requirement from the Planning Director and City Engineer.
  - a. Note: Prior to building permit final occupancy, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk in accordance with the approved version of the sidewalk construction plan. This is not required if a waiver or deviation is approved by the Planning Director and City Engineer

Note: Hydrants maybe required if water mains are extended or due to location of structures from water mains.

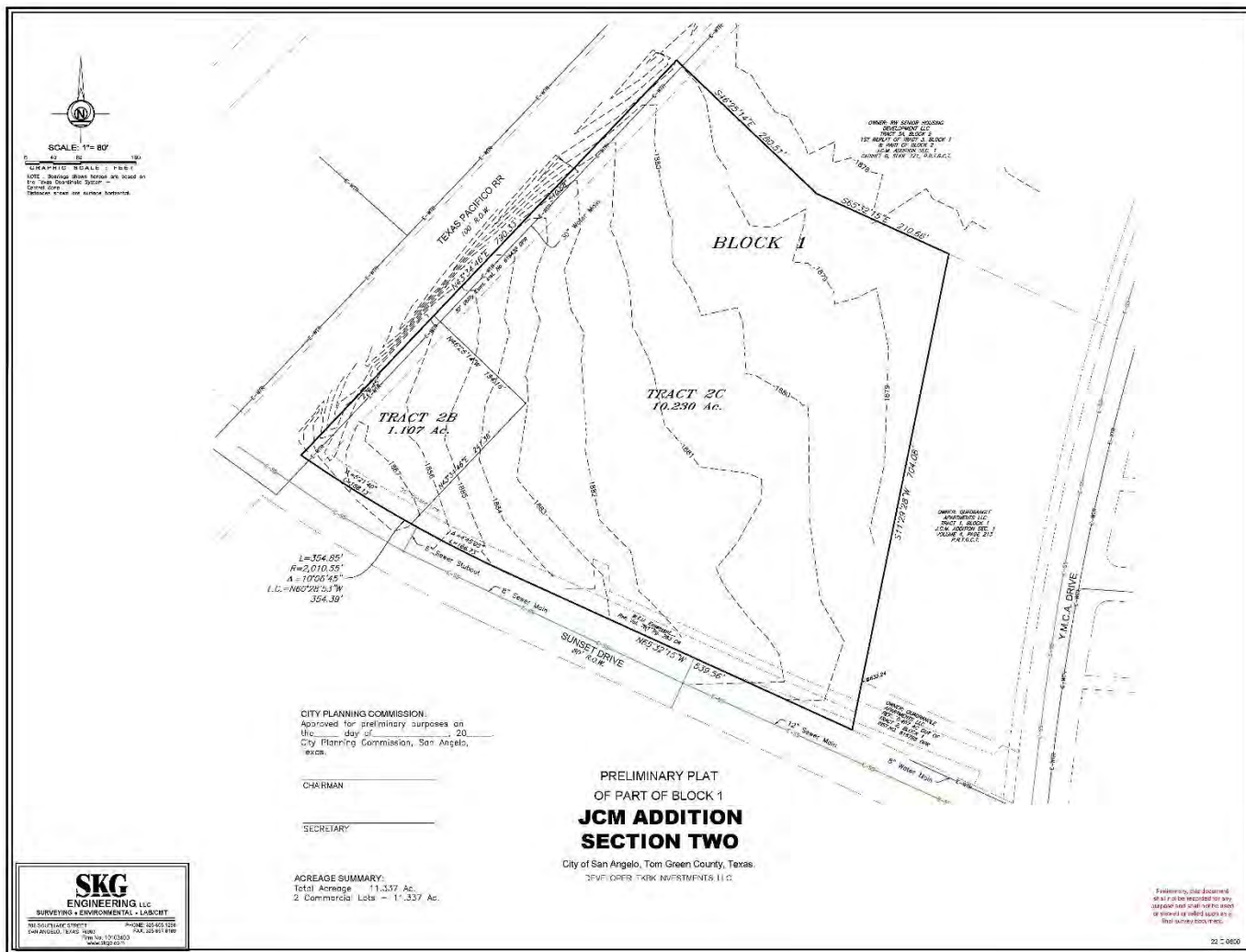
**Attachments:**

Aerial Map  
Plat

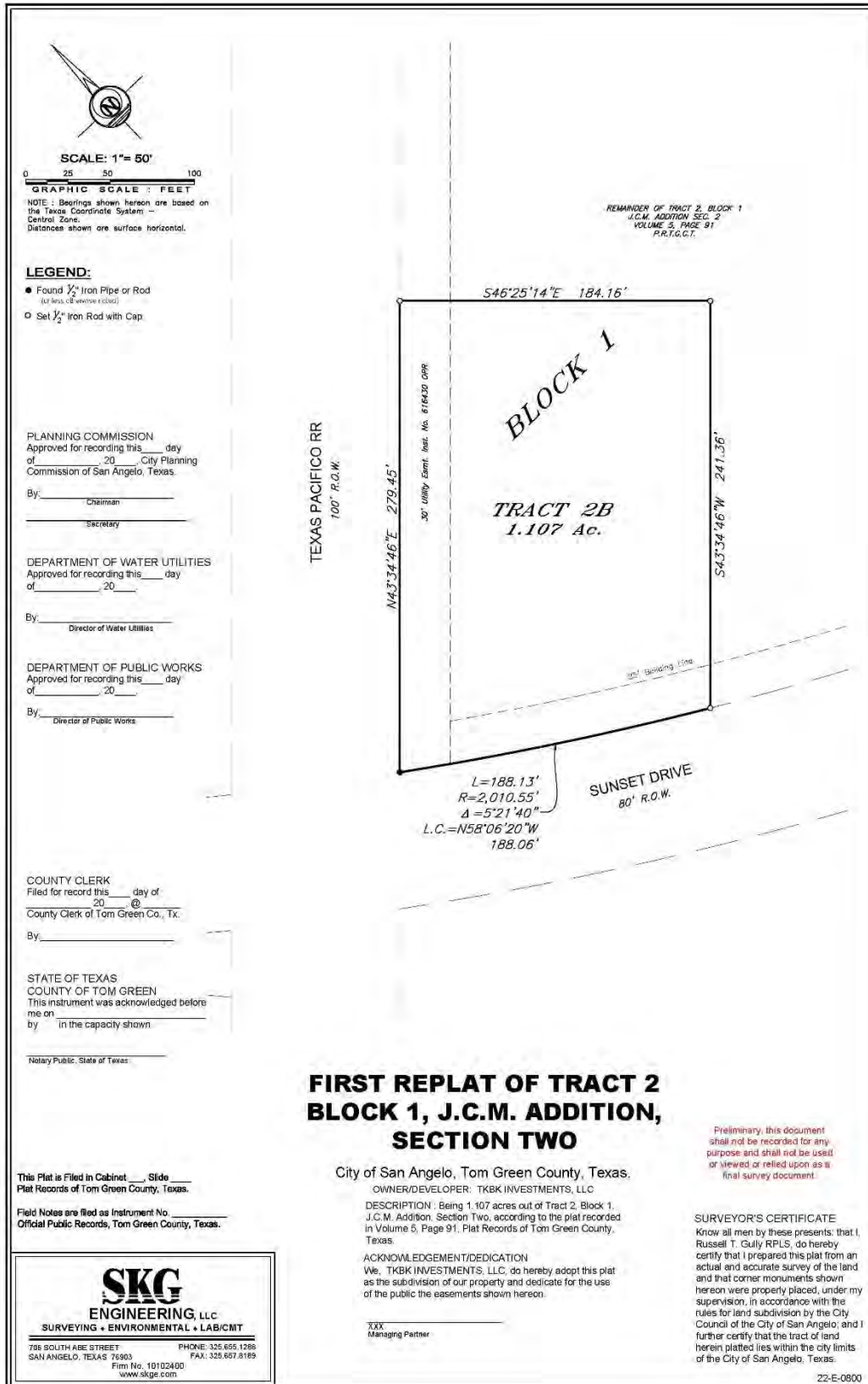
Proposed replat



Preliminary Plat



Final Plat



SCALE: 1"= 50'  
 0 25 50 100  
 GRAPHIC SCALE : FEET  
 NOTE : Bearings shown hereon are based on the Texas Coordinate System - Central Zone.  
 Distances shown are surface horizontal.

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

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

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

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

COUNTY CLERK  
 Filed for record this \_\_\_ day of \_\_\_ 20\_\_\_ @ \_\_\_\_\_ County Clerk of Tom Green Co., Tx.  
 By: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 This instrument was acknowledged before me on \_\_\_ in the capacity shown by \_\_\_\_\_

Notary Public, State of Texas: \_\_\_\_\_

**FIRST REPLAT OF TRACT 2  
 BLOCK 1, J.C.M. ADDITION,  
 SECTION TWO**

City of San Angelo, Tom Green County, Texas.  
 OWNER/DEVELOPER: TKBK INVESTMENTS, LLC

DESCRIPTION : Being 1.107 acres out of Tract 2, Block 1, J.C.M. Addition, Section Two, according to the plat recorded in Volume 5, Page 91, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION  
 We, TKBK INVESTMENTS, LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

XXX  
 Managing Partner

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

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

**SKG**  
**ENGINEERING, LLC**  
 SURVEYING • ENVIRONMENTAL • LAB/CMT  
 796 SOUTH ABE STREET PHONE: 325.655.1288  
 SAN ANGELO, TEXAS 76903 FAX: 325.657.8189  
 Firm No. 10102400  
 www.skg.com

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat		Second replat of Poulter’s Highland Acres Addition, Block 2 Lot 9	
<b>SYNOPSIS:</b>			
The applicant has applied for a second replat of Poulter’s Highland Acres Addition, Block 2 Lot 9. This will allow a sold portion for a single-family home to be taken into an original lot and eliminate the remainder.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Mercedes Ave, approximately 4125, last lot on road before Corp of Engineer land for lake OC Fisher		Blk: 2, Subd: POULTER HIGHLAND ACRES, N 300 FT OF LOT 9 & THE N 130 FT OF LOT 9A	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SM District: 2 Tom Thompson Neighborhood: Bluffs		R&E	R– Rural
<b>SIZE:</b>			
2.89 acres			
<b>THOROUGHFARE PLAN:</b>			
<i><b>Mercedes Ave:</b></i> Local Road 50 ROW and 40 pavement required – 50 ROW and 30’ of paving abutting an AEP overhead easement provided <i><b>Townview LN.</b></i> Local Road 50 ROW and 40 pavement required – 52’ ROW and 34’ of paving with curb and gutter provided			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the second replat of Poulter’s Highland Acres Addition, Block 2 Lot 9 and <b>APPROVAL</b> of the block length variance on Townview Ln with <b>one condition of approval for the Replat.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Stephen and Dorothy Langdon Petitioner: SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 <a href="mailto:Aaron.vannoy@cosatx.us">Aaron.vannoy@cosatx.us</a>			



**Conformity with Comprehensive Plan and Purpose Statements:** The proposed replat will create one residential lot. The property has R&E zoning, consistent with the policies of the 2009 Update to the City Comprehensive Plan. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

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

1. **The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** Townview Ln is a very long pre-existing road with only personal property drive access to turn around. However, the density of housing is low and the Fire Department has determined they would be able to maneuver emergency vehicles in the area without the need of a turnaround since all land is currently platted.
2. **The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** The area to the west is federally owned (Corps of Engineers) land, thus making the addition of a new turnaround problematic.
3. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** The topography, as well as federal ownership of adjacent land, does not seem to provide for a new road connection in the area. The property at 4132 Townview Ln is currently built and there is not enough room to place a drive along its western property line to connect to Mercedes to the north at this time.
4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.** Staff does not believe that applicable ordinances will be significantly varied if the variance was granted.

**Recommendation:** Staff recommends **APPROVAL** of the second replat of Poulter's Highland Acres Addition, Block 2, Lot 9 and the **APPROVAL** of the variance for block length on Townview Ln with **one condition of approval for the Replat Plat.**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].

**Attachments:**

Aerial Map  
Plat

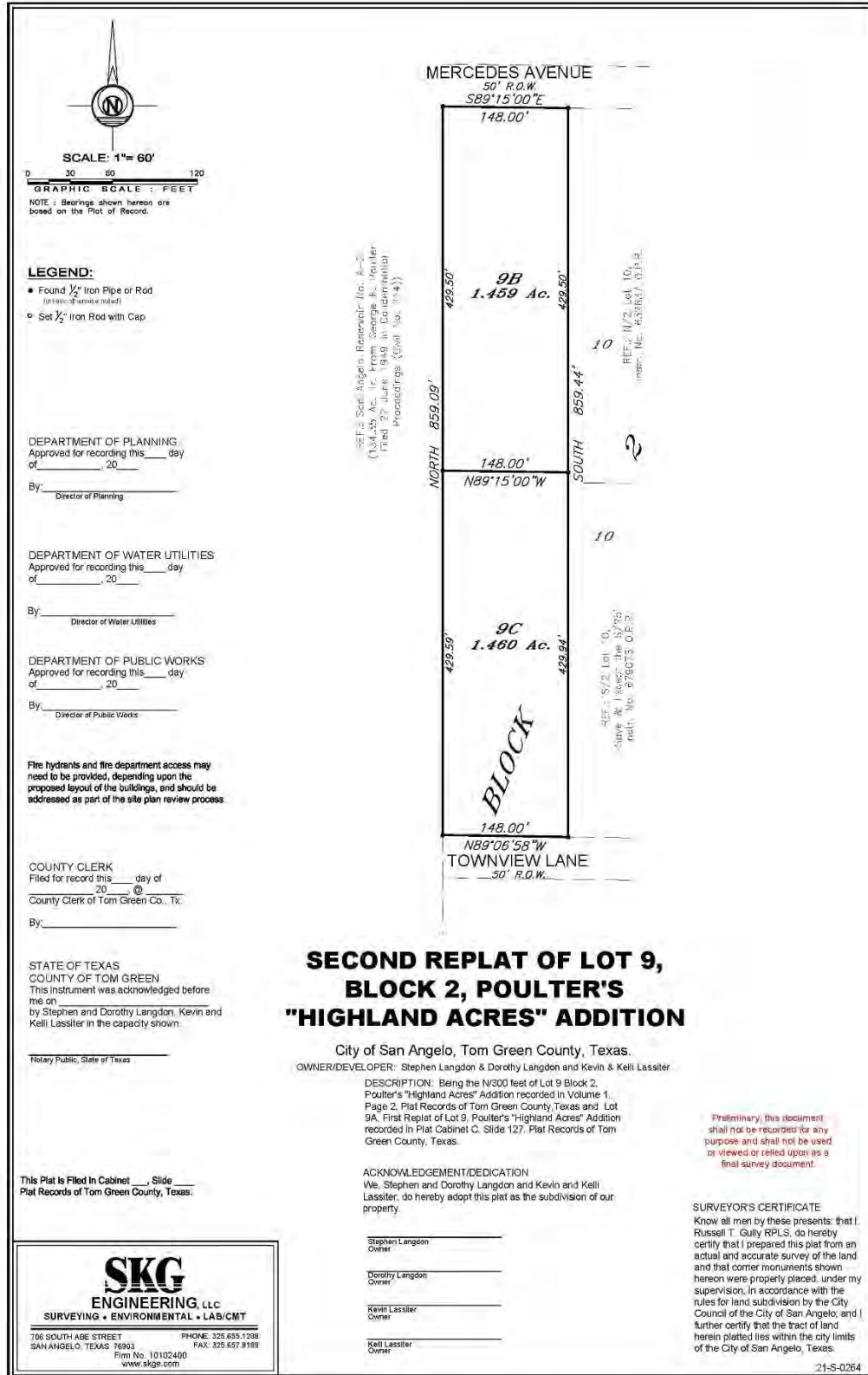
Proposed replat  
Poulter Highland Area Map



### Block Length



Replat



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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat		First Replat of Lots 16-19, Block 1, Lake Nasworthy Addition, Group 20	
<b>SYNOPSIS:</b>			
The applicant has applied for a First Replat of Lots 16-19, Block 1, Lake Nasworthy Addition, Group 20. This will clean-up lot lines and properties where structures are either on or across lot lines. One variance is requested for the lack of direct and abutting access onto a public right-of-way, as well as one staff initiated variance for minimum paving width.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
2209, 2205, 2201, 2213 Hillside Dr.		Lake Nasworthy Addition, Group 20, Block 1, Lots 16, 17, 18 and 19	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SM District: 1 Tommy Hiebert Neighborhood: Nasworthy		RS-1	N– Neighborhood
<b>SIZE:</b>			
2.89 acres			
<b>THOROUGHFARE PLAN:</b>			
<i>Hillside Dr. (city owned land)</i> Local Road: 50’ ROW and 40’ pavement required. This defacto roadway has a property width of 30’ and an existing paving width of 25’.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the First Replat of Lots 16-19, Block 1, Lake Nasworthy Addition, Group 20 and <b>APPROVAL</b> of two variances regarding direct and abutting access to a public street and paving width, with <b>two conditions of approval for the Replat.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Shawn Box Petitioner: SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 <a href="mailto:Aaron.vannoy@cosatx.us">Aaron.vannoy@cosatx.us</a>			

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed replat will create one residential lot. The property has R&E zoning, consistent with the policies of the 2009 Update to the City Comprehensive Plan. The replat will conform to the purpose statements outlined in Chapter 2, of the Land Development and Subdivision Ordinance (LDSO).

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

1. **The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** The width of the road does accommodate emergency vehicles at this time and increasing the width by 6' on their side would not change the situation. The lack of direct and abutting access is due to City owned land between the roadway and the subject property, which is common in some areas around the lake. However, these lots have access through agreements allowing access across the intervening city-owned property.
2. **The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** The lack of direct and abutting access is due to City owned land and with the current access agreement for the lots, in essence, they do connect to the paved roadway.
3. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** Adding 6' of pavement at this time does not make the road safer or substantially wider. The direct and abutting would require the City to sell pieces of land and the owner(s) to replat. This can be done at a later date when the City possibly makes improvements to roadway in the distant future.
4. **The variance will not, in any significant way, vary the provisions of applicable ordinances.** Staff does not believe that the applicable Ordinances will be significantly varied if the variance was granted.

**Recommendation:** Staff recommends **APPROVAL** of the First Replat of Lots 16-19, Block 1, Lake Nasworthy Addition, group 20 and **APPROVAL** of two variances, direct and abutting and paving width, **two condition of approval for the Replat.**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Provide current access agreements and associated documents and update any records with City Real Estate as needed to update contact information.

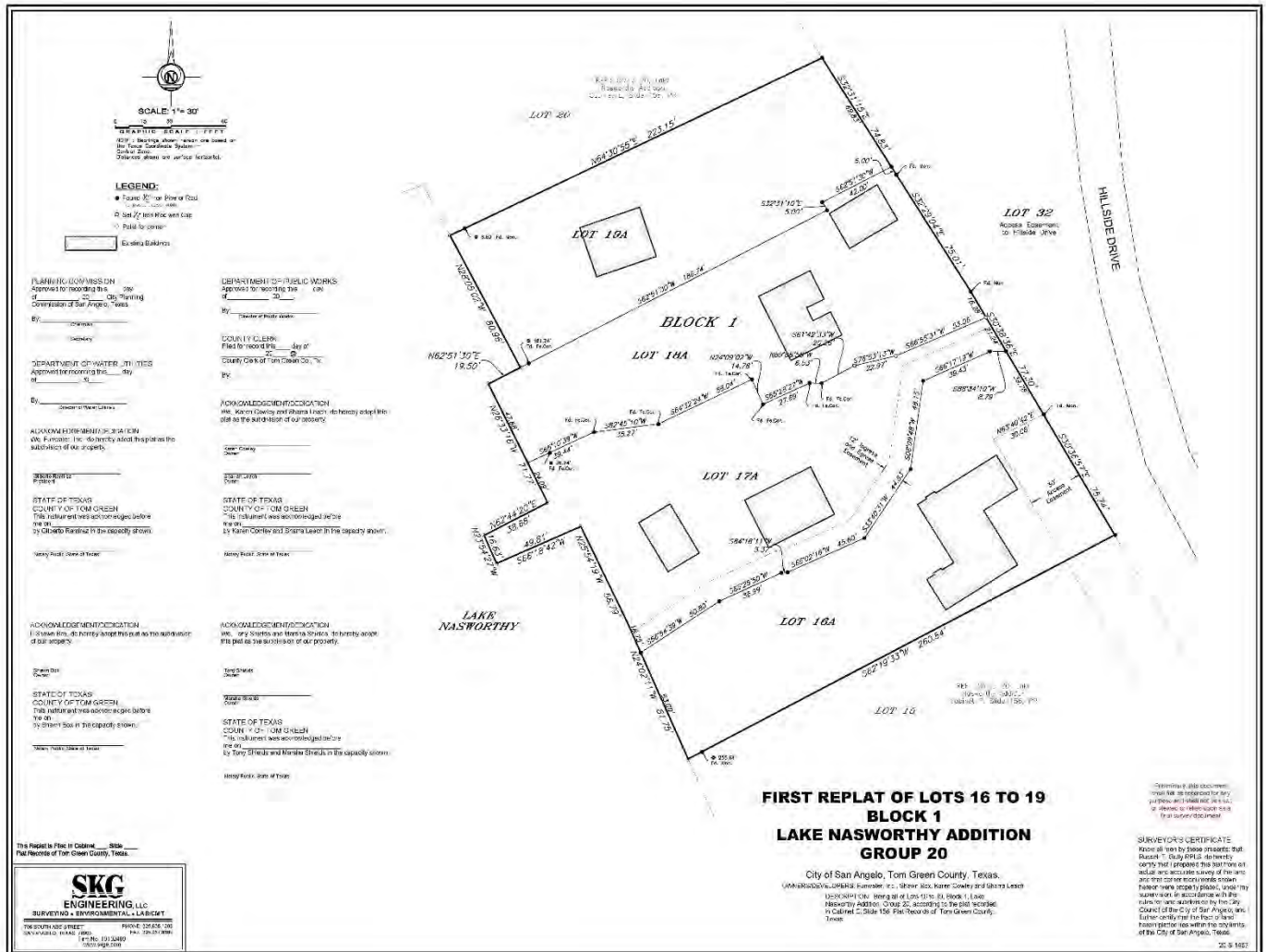
**Attachments:**

Aerial Map

Area Map



Replat



**FIRST REPLAT OF LOTS 16 TO 19  
 BLOCK 1  
 LAKE NASWORTHY ADDITION  
 GROUP 20**

City of San Angelo, Tom Green County, Texas.  
 (Reference to the original plat of Block 1, Lake Nasworthy Addition, Group 20, recorded in Public Records, Tom Green County, Texas, in Volume 12, Page 156, of the Records of Tom Green County, Texas.)

Surveyor's Certificate  
 I, the undersigned, being duly sworn, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the City of San Angelo, Tom Green County, Texas, and that the same is in accordance with the laws of the State of Texas and the City of San Angelo, Texas.

PLANNING COMMISSION  
 Approved for recording this plat  
 Commission of San Angelo, Texas  
 By: \_\_\_\_\_  
 (Signature)

DEPARTMENT OF PUBLIC WORKS  
 Approved for recording this plat  
 City of San Angelo, Texas  
 By: \_\_\_\_\_  
 (Signature)

DEPARTMENT OF WATER UTILITIES  
 Approved for recording this plat  
 City of San Angelo, Texas  
 By: \_\_\_\_\_  
 (Signature)

ACKNOWLEDGMENT  
 I, \_\_\_\_\_, do hereby certify that the above plat is a true and correct copy of the original plat as shown to me by the City of San Angelo, Tom Green County, Texas, and that the same is in accordance with the laws of the State of Texas and the City of San Angelo, Texas.

STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 This instrument was acknowledged before me as a Notary Public in and for the County of Tom Green, State of Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

**SKG**  
 ENGINEERING, LLC  
 SURVEYING & ENVIRONMENTAL LABORATORY

1000 W. 11th Street, Suite 100  
 San Angelo, Texas 76901  
 Phone: (325) 353-1111  
 Fax: (325) 353-1112  
 www.skg-engineering.com





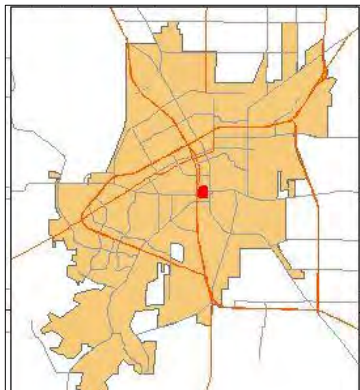
# STAFF REPORT - Z22-14

Scheduled Hearings:

Planning Commission: July 18, 2022

City Council 1<sup>st</sup> reading: August 16, 2022

City Council 2<sup>nd</sup> reading: September 6, 2022

<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Rezoning		Z22-14: 200 Blk. Of W. Avenue L	
<b>SYNOPSIS:</b>			
<p>On June 20, 2022, the Planning Commission voted 5-0 to TABLE this rezoning to the July 18, 2022 meeting, to allow Staff time to obtain information about the legality of the sale of 213 and 223 W. Avenue L. It was also discussed to leave 209 and 211 W. Avenue L zoned CG/CH given the opposition from these owners. Staff has spoken to the applicant and researched County records and is not aware of any issues with the sale. Per the County property deed records and Appraisal District information, the applicant owns 213 and 223 W. Avenue. Therefore, Staff recommends that 213 and 223 W. Avenue L and 1610 S. Randolph St. be rezoned to RM-1 as requested, and 205 &amp; 207 W. Avenue L and 1601-1607 Hill Street to CG at the request of this owner who received notice and was comfortable with this (see notification map attached).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Southeast of S. Koenigheim St. and W. Ave. A		Lots 1-7 in Block 116, Fort Concho Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Fort Concho	CG/CH	N- Neighborhood	1.24 acres
<b>NOTIFICATIONS:</b>			
28 notifications for Z22-04 were mailed within a 200-foot radius on May 6, 2022. One response was received in favor and four received in opposition (see attached).			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Low Rise Multifamily Residential (RM-1) on 1610 S. Randolph Street, and 213 and 223 W. Avenue L being 0.53 acres, and General Commercial (CG) Zoning District on 207 and 209 W. Avenue L, and 1601-1607 Hill Street being 0.71 acres, located southeast of W. Avenue L and S. Randolph Street.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Applicants:</i> Zill Properties and Investments LLC (Zane Willard) and City of San Angelo			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**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 properties are located within the City’s “Neighborhood” Future Land Use in the Comprehensive Plan. Rezoning to RM-1 would be consistent with these policies which call to “promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo’s neighborhoods.” The applicant of rezoning 213 and 223 W. Avenue L if approved would allow four new residential units, consistent with the above policy to provide more housing. Rezoning 205 & 207 W. Avenue L and 1601-1607 Hill Street to CG would remove the heavy commercial designation (currently CG/”CH”) that allows incompatible uses such as industrial storage, and allow the existing restaurant to continue.
2. **Consistent with Zoning Ordinance. *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The requested RM-1 and CG would allow the current uses and comply with the applicable development standards for these districts. The applicant has expressed interest in replatting 213 and 223 W. Avenue into a single lot in an east-west orientation, and expand the lot depth of 1610 S. Randolph Street in the same orientation. This would bring both lots into compliance with RM-1 zoning (minimum 60’ x 100’ for apartment living which would allow all other housing types also).
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.*** Rezoning the properties to RM-1 would be compatible with the surrounding area which contains CG/CH zoning to the west, and RS-2 zoning with mainly single-family homes to the northeast, east, and south. There is an industrial ML zoned vacant property to the north but this is intended for commercial uses in future per the Comprehensive Plan’s Commercial designation. Rezoning the subject properties to RM-1 would provide an effective transition between this future commercial area, and low-density single-family area to the east and south.
4. **Changed Conditions. *Whether and the extent to which there are changed conditions that require an amendment.*** The new owner of 213 and 223 W. Avenue L is seeking to rezone these properties for apartment living which triggered the City to consider expanding this zoning to include the entire block north of the alley.
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.*** There are no anticipated adverse effects on

neighboring properties. Any future development would require a review of grading, drainage, and stormwater runoff at that time.

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 more residential living in this location, consistent with the Neighborhood policies of the City's Comprehensive Plan.
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.* All properties will continue to have access from the adjoining streets, S. Randolph Street, W. Avenue L, and Hill Street.

**Recommendation:**

Staff recommends **APPROVAL** of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Low Rise Multifamily Residential (RM-1) on 1610 S. Randolph Street, and 213 and 223 W. Avenue L being 0.53 acres, and General Commercial (CG) Zoning District on 207 and 209 W. Avenue L, and 1601-1607 Hill Street being 0.71 acres, located southeast of W. Avenue L and S. Randolph Street.

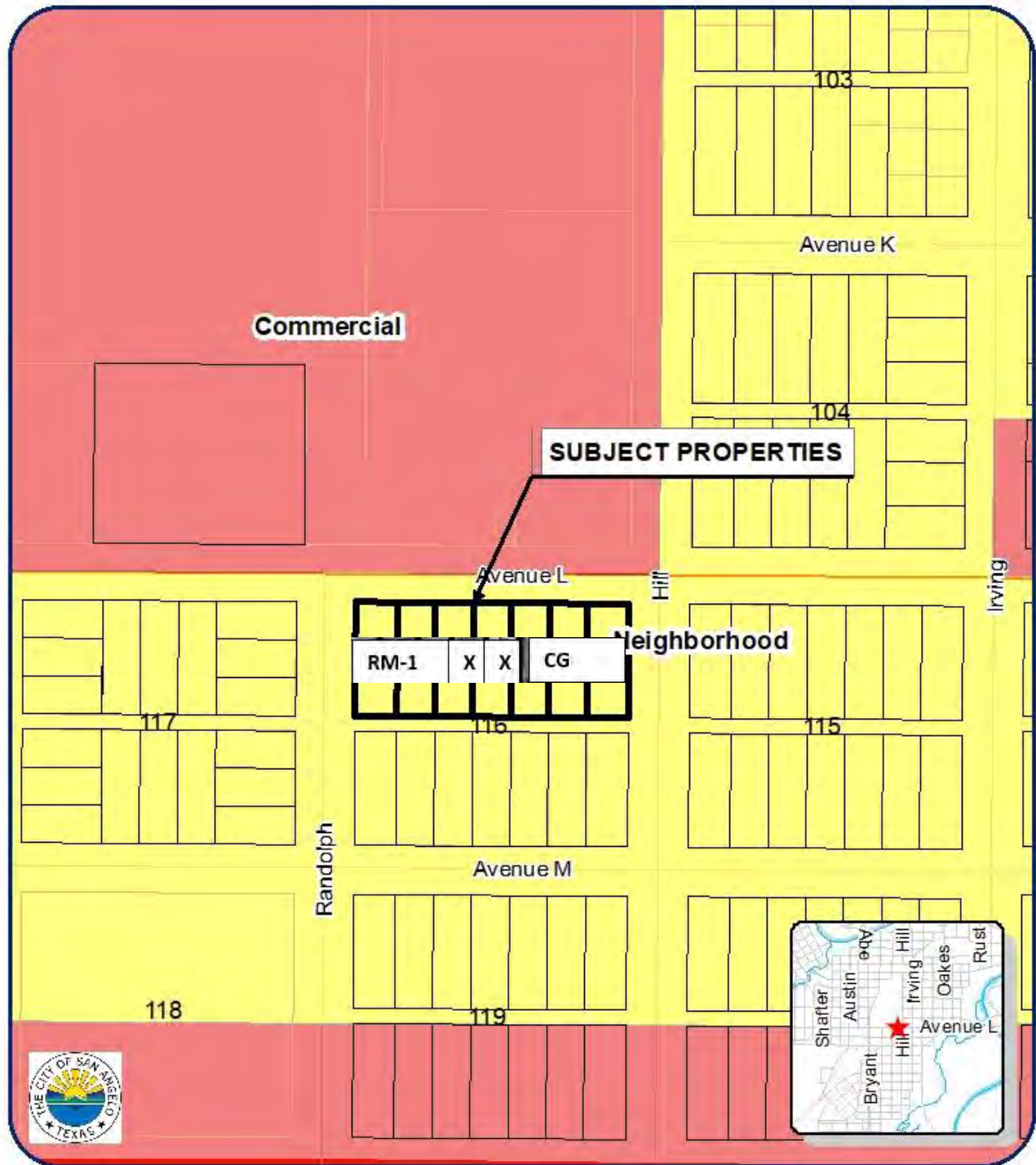
Note: A replat is required prior to any future development on 223 W. Avenue L and 1610 S. Randolph Street, both of which are currently substandard lot fragments.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Notification Map  
Response Letters  
Photos  
Close-up of block to be rezoned  
Application



<p><b>Rezoning</b>  <b>Z22-14: 200 Blk. of W. Avenue L</b>          Council District 3 - Harry Thomas          Neighborhood: Fort Concho          Scale: 1" approx. = 175 ft</p>	<p>N</p>	<p><b>Legend</b>          Subject Properties:            Current Zoning: <b>CG/CH</b>          Requested Zoning Change: <b>RM-1 and CG</b>          Vision: <b>Neighborhood</b></p>
<p>SE of S. Randolph St/W. Ave. L</p>		



**Rezoning**  
**Z22-14: 200 Blk. of W. Avenue L**

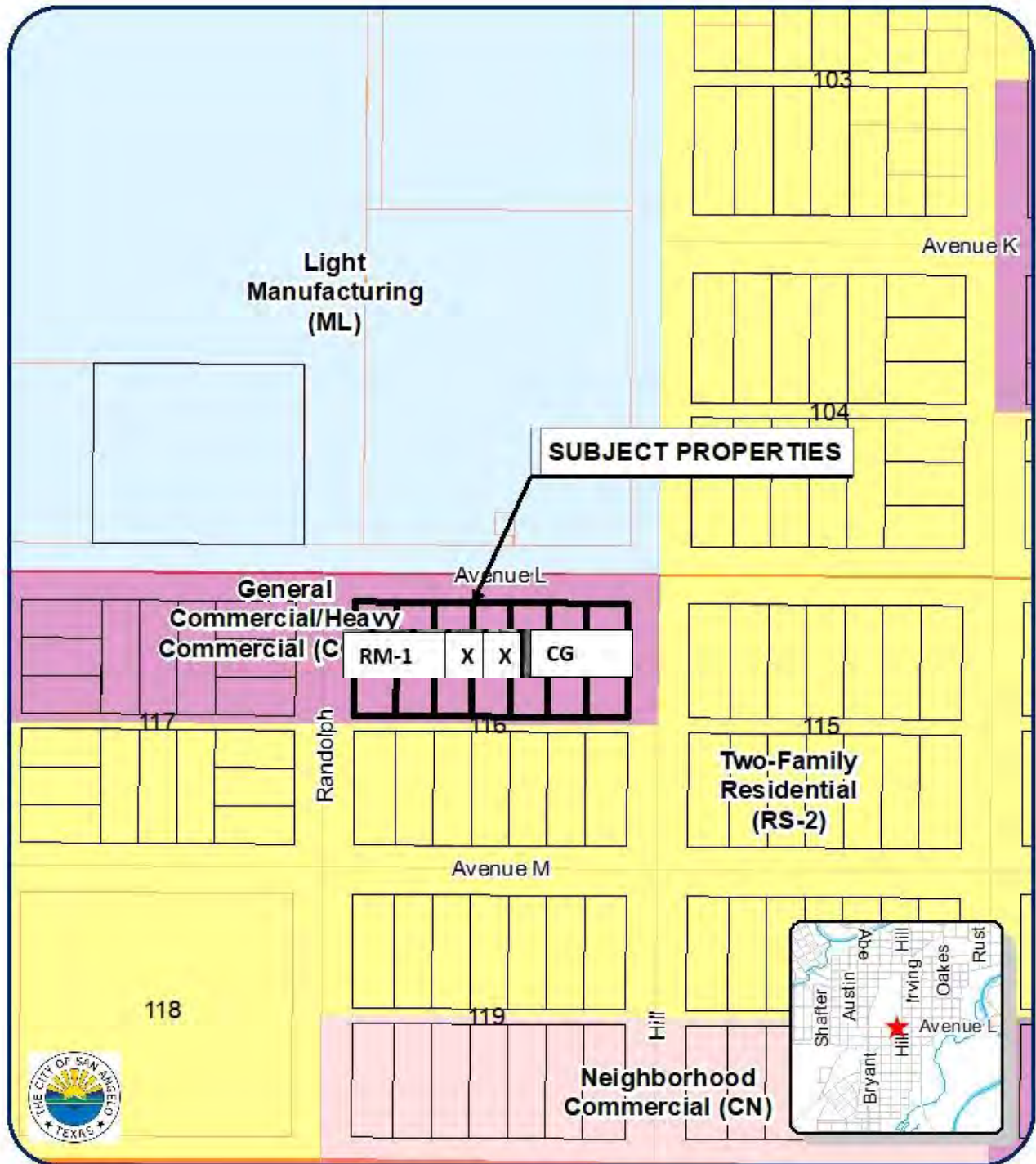
Council District 3 - Harry Thomas  
 Neighborhood: Fort Concho  
 Scale: 1" approx. = 175 ft

SE of S. Randolph St/W. Ave. L



**Legend**

- Subject Properties:
- Current Zoning: **CG/CH**
- Requested Zoning Change: **RM-1 and CG**
- Vision: **Neighborhood**



**Rezoning**

**Z22-14: 200 Blk. of W. Avenue L**

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

SE of S. Randolph St/W. Ave. L





**Legend**

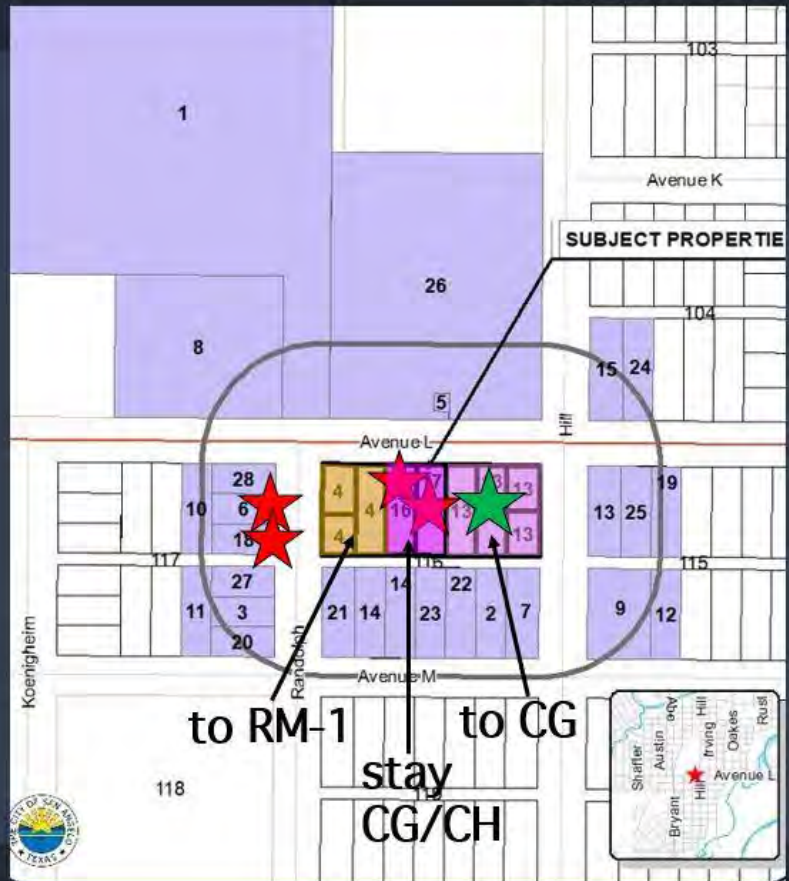
Subject Properties: **—**  
 Current Zoning: **CG/CH**  
 Requested Zoning Change: **RM-1 and CG**  
 Vision: **Neighborhood**

### Notification map

#### Z22-14:

28 notices mailed out

- 1 in support 
- 4 in opposition 





The City Of  
San Angelo, Texas  
Planning Division  
52 West College Avenue, 76903

*OK w/ CG on his  
property but not  
RM-1  
JF*

JACOBO BENITO & MARGARITA  
517 N BROWNING ST  
SAN ANGELO, TX 76903-4129

**NOTICE OF PUBLIC HEARING**

RE: Zone Change Z22-14

6/6/2022

On **Monday, June 20, 2022**, during a meeting scheduled to begin at **9:00 am**, the Planning Commission for the City of San Angelo will hold a public hearing on the request described below. The meeting will be held in the **East Mezzanine of City Hall, 72 West College Avenue**, to recommend approval or denial to City Council of a request by Zill Properties and Investments LLC and the City of San Angelo for a **rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Low Rise Multifamily Residential (RM-1) and General Commercial (CG) Zoning Districts**, being **1.24 acres**, located south of W. Avenue L between S. Randolph Street and Hill Street, San Angelo, Tom Green County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is bounded by the black line on the map is being considered for this request. The solid boundary line around the subject area is only a notification area. If approved by the Planning Commission or if denied and appealed to San Angelo's City Council within the specified ten-day period, this case will be heard by City Council with a public hearing on **Tuesday, July 19, 2022 at 8:30 AM in McNease Convention Center 501 Rio Concho Dr., San Angelo, Texas 76903.**

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. If you have questions about these proceedings, please contact **Jeff Fisher, Chief Planner**, at telephone 325-657-4210 ext. 1550 or by email address [jeff.fisher@cosatx.us](mailto:jeff.fisher@cosatx.us)

For the PLANNING COMMISSION  
Please call (325) 657-4210 if you have any questions about this notice.

**CASE #: Z22-14**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.


Name: JACOBO BENITO & MARGARITA  
Parcel I.D.: 13  
Address: 517 N BROWNING ST

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [planning@cosatx.us](mailto:planning@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

Signature: 



For the PLANNING COMMISSION  
Please call (325) 657-4210 if you have any questions about this notice.

**CASE #: Z22-14**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: COOK LILLIE ANN  
Parcel I.D.: 6  
Address: 1605 S RANDOLPH ST

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

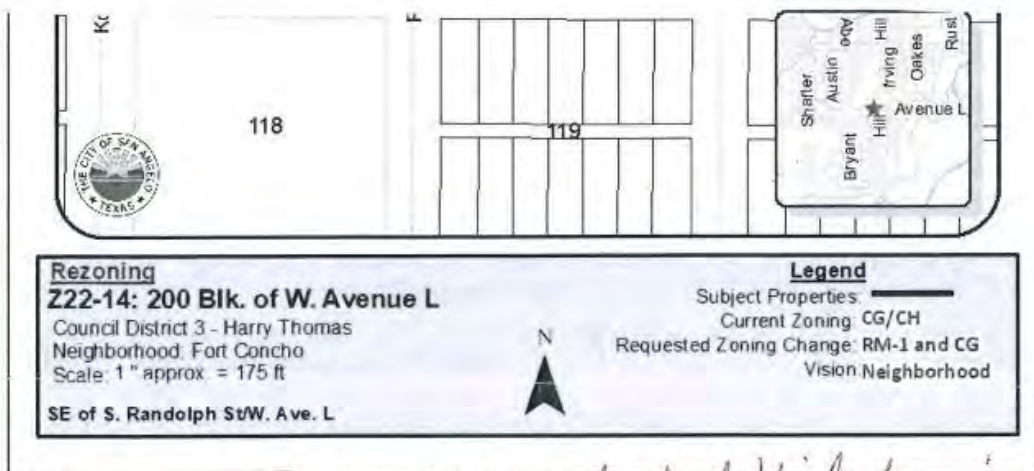
Email: [planning@cosatx.us](mailto:planning@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

Signature: *Lillie Ann Cook*

*I own my home, spent years saving. It's pretty quiet and peaceful. Trees and grass in front and beside my home. A place for my grand children to live when →*



*I'm gone, Really don't want that kind of noise and disruption. Leave the property the way it is!*

For the PLANNING COMMISSION  
Please call (325) 657-4210 if you have any questions about this notice.

**CASE #: Z22-14**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: MEJIA MOLLIE - DECEASED  
Parcel I.D.: 16  
Address: 211 W AVENUE L

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [planning@cosatx.us](mailto:planning@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

Signature: \_\_\_\_\_



For the PLANNING COMMISSION  
Please call (325) 657-4210 if you have any questions about this notice.

**CASE #: Z22-14**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: PEREZ LOUIS A III  
Parcel I.D.: 18  
Address: 112 W COLLEGE AVE

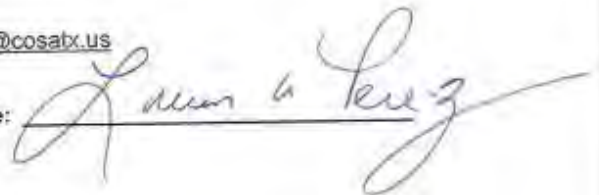
Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [planning@cosatx.us](mailto:planning@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

Signature: \_\_\_\_\_



From: [Albino Menchaca](#)  
To: [Fisher, Jeff](#)  
Subject: Re: Zone Change Z22-14  
Date: Friday, June 24, 2022 3:27:08 PM

**CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.**

Again I Repeat I oppose any zone change to my property. I wish to keep commercial my property for future purposes. Leave mi property as is.

Thank you,

Albino Menchaca  
209 West Avenue L  
San Angelo Texas 76903

On Tue, Jun 21, 2022, 2:38 PM Albino Menchaca <[abmenchaca60@gmail.com](mailto:abmenchaca60@gmail.com)> wrote:

I am opposed to this zone change  
Name: Menchaca Albino & Delma  
Parcel I.D.: 17  
Address: 209 W. Ave. L

Albino & Delma Menchaca

For the PLANNING COMMISSION  
Please call (325) 657-4210 if you have any questions about this notice.

**CASE #: Z22-14**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: MENCHACA ALBINO & DELMA  
Parcel I.D.: 17  
Address: 209 W AVENUE L

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [planning@cosatx.us](mailto:planning@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

LEAVE OUR  
PROPERTY AS IS  
A.M

Signature:

*Albino Menchaca*  
Delma menchaca  
PARCEL I.D.: 17  
ADDRESS: 209 W. AVENUE L

**Photos of Site and Surrounding Area**

1610 S. RANDOLPH ST.



213 and 223 W. AVENUE L



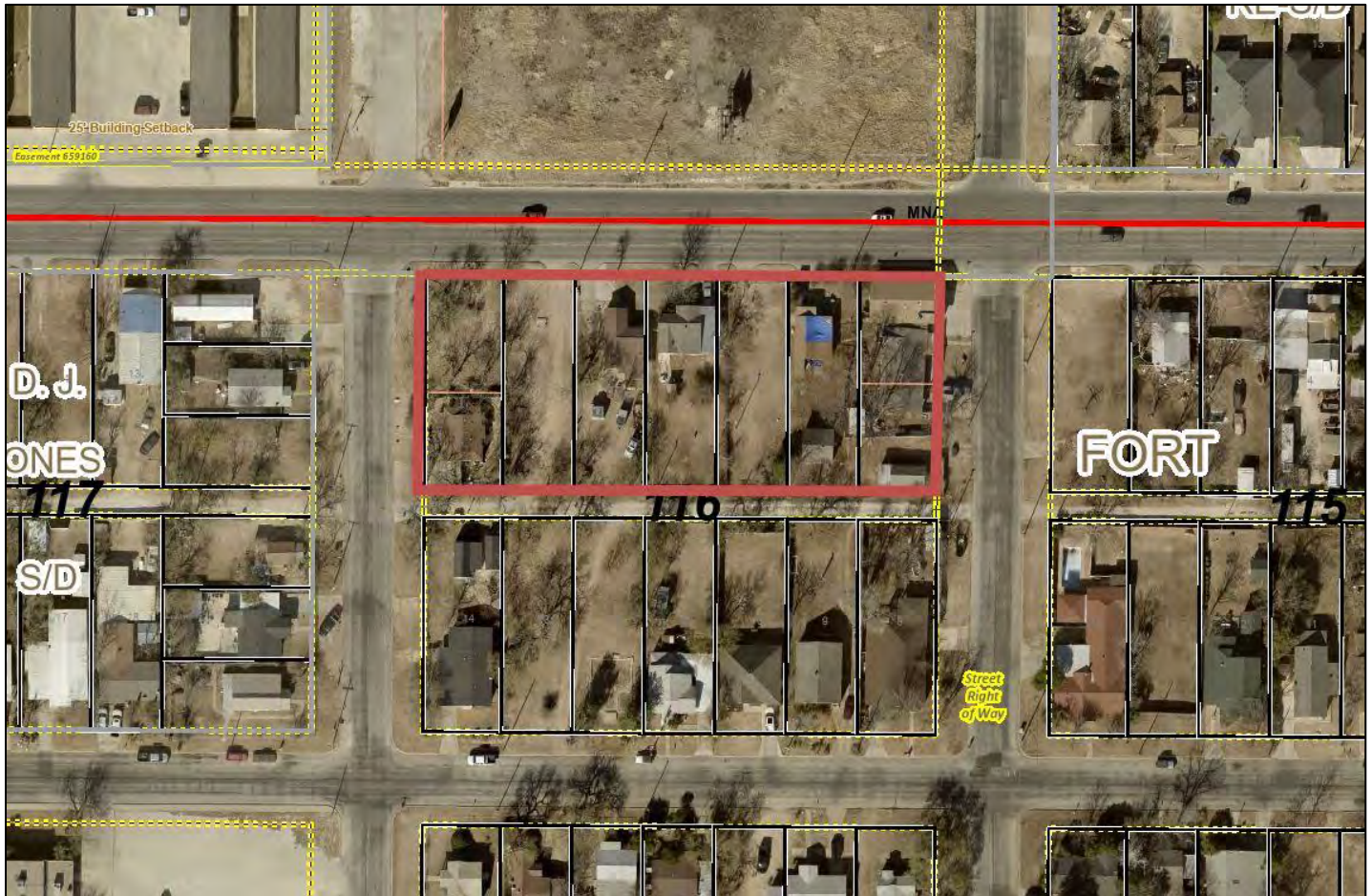
HOMES ON W. AVENUE L



1601 and 1607 S. HILL ST.



Close-up of block to be rezoned



*Jeff*

Effective January 3, 2017



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



**Section 1: Basic Information**

Name of Applicant(s): Zill Properties & Investments - Zane Willard

Owner       Representative (Notarized Affidavit Required)

6451 Fish Hatchery Rd.      San Angelo      TX      76904

Mailing Address      City      State      Zip Code

325-656-2625      conchovalleyconstruction@gmail.com

Contact Phone Number      Contact E-mail Address

213 W Ave L      San Angelo      TX      76904

Subject Property Address      City      State      Zip Code

Fort Concho Addition, Block 116, Lot 2, Tom Green County

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

---

Existing Zoning: R51      Proposed Zoning: Rm1      Lot size: \_\_\_\_\_

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

**Section 2: Site Specific Details**

Existing Use of Property: vacant lot

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\*Proposed Use of Property: Multi Unit Residential Affordable Housing

---

\*Use separate attachment if necessary

**Section 3: Applicant(s) Acknowledgement**

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

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

No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.

If approved, a zone change is applied to the property, not the property owner.

The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.

If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.

Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.

One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.


If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

**Section 3 continued : Applicant(s) Acknowledgement**

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

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

Zane Willard  Zill Properties & Investments 05-20-2022  
 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 22 - 14 Fully-dimensional site plan:

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

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

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

Previous Zone Change Inquiry?  Yes  No If yes, ZCI case no.: \_\_\_\_\_

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

Planning Commission hearing date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Date notifications due: \_\_\_\_/\_\_\_\_/\_\_\_\_

City Council hearing date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Packets due date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Publication date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Reviewed/Accepted by: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



# STAFF REPORT - Z22-16

Scheduled Hearings:

Planning Commission: July 18, 2022

City Council 1<sup>st</sup> reading: August 16, 2022

City Council 2<sup>nd</sup> reading: September 6, 2022

<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Rezoning		Z22-16: Northwest of Arden Rd. / F.M. 2288	
<b>SYNOPSIS:</b>			
<p>The applicants have applied to rezone the subject properties from Ranch and Estate (R&amp;E) to the Single-Family Residential (RS-1) and Neighborhood Commercial (CG) Zoning Districts. The west 26.71 acres would be rezoned to RS-1 for future residential subdivisions and the 4.46 acres would be rezoned CN for future neighborhood commercial development. The CN zoning is part of a larger property which connects to F.M. 2288 which would remain zoned R&amp;E at this time. Each property well exceeds the minimum lot area, depth, and frontage requirements of the respective zoning districts. Access is proposed from a future local street to be constructed along the north side of the properties. This street will run east-west and connect to F.M. 2288 (see attached).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Northwest corner of Arden Road / F.M. 2288		Being 31.17 acres out of the A. B. & M Survey No. 3, Abstract No. 24, and out of the B. S. & F Survey No. 5, Abstract No. 101	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #6 – Larry Miller Bluffs Neighborhood	R&E	N – Neighborhood, C – Commercial, T - Transitional	31.17 acres
<b>NOTIFICATIONS:</b>			
Two notifications for Z22-16 were mailed within a 200-foot radius on July 6, 2022. No responses have been received to date.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a rezoning from the Ranch and Estate (R&E) to the Single-Family Residential (RS-1) and Neighborhood Commercial (CG) Zoning Districts; being 31.17 acres, located northwest of Arden Rd/F.M. 2288.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owners: West Texas Land Guys and David Jensen</i>            Petitioner: Russell Gully, P.E., RLS, SKG Engineering, LLC</p>			
<b>STAFF CONTACT:</b>			
<p>Jeff Fisher, AICP            Chief Planner            (325) 657-4210, Extension 1550  <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a></p>			



**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 proposed to be rezoned RS-1 is predominantly in the “Neighborhood” Future Land Use designation in the City’s Comprehensive Plan, updated in 2009. The neighborhood policies call to “Promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo’s neighborhoods”. The applicant has preliminary and final residential subdivision plats for this area consistent with this policy. The property proposed to be rezoned to CN is designated “Commercial” in the Comprehensive Plan “which often are single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network.” While this designation can support heavier commercial development, Staff and the applicant agreed that this property, which is 210 feet wide, be zoned CN which allow neighborhood, less-intense commercial uses, given it will be adjacent to the RS-1 zone. Staff believes the CN will provide a buffer for the residential development to the west. The 200-foot width of this CN zone is typical for neighborhood retail store properties throughout San Angelo. Finally, there is a small strip of 130 feet which crosses the shared lot line between both properties designated “Transitional”. Both proposed zoning districts are compatible with this designation and the underlying CN provides this transition from the future RS-1 zoning to the west.
  
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** As indicated, all lots will meet the minimum lot sizes to allow new construction. The future platting of the RS-1 will allow a minimum 50’ x 100’ lots on the 26.71 acres, and the CN zoning allows 6,000 sq. ft. lots and there is ample room for this on the 4.46 acres, including space for an extension of any future road along the south of this property to connect to the future preliminary plat and F.M. 2288.
  
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 rezoning is compatible with the surrounding area as outlined in the Comprehensive Plan mentioned above. Both lots are presently vacant.
  
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The applicants want to rezone the properties for future residential subdivisions and neighborhood commercial development.
  
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the**

**practical functioning of the natural environment.** Staff does not anticipate any adverse environmental affects at this time. A review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues through the subdivision platting process.

6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes there is a need for both additional residential and small-scale, neighborhood commercial zoning in this area. This remains a predominantly passive, residential neighborhood and these uses will maintain this character.
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.** As indicated, a new local street is planned that will run east-west and connect the properties to F.M. 2288.

**Recommendation:**

Staff recommends **APPROVAL** of a rezoning from the Ranch and Estate (R&E) to the Single-Family Residential (RS-1) and Neighborhood Commercial (CG) Zoning Districts; being 31.17 acres, located northwest of Arden Rd/F.M. 2288.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photos  
Proposed Zone Change Map  
Application



**Rezoning**


**Z22-16: NW of Arden Rd/F.M. 2288**

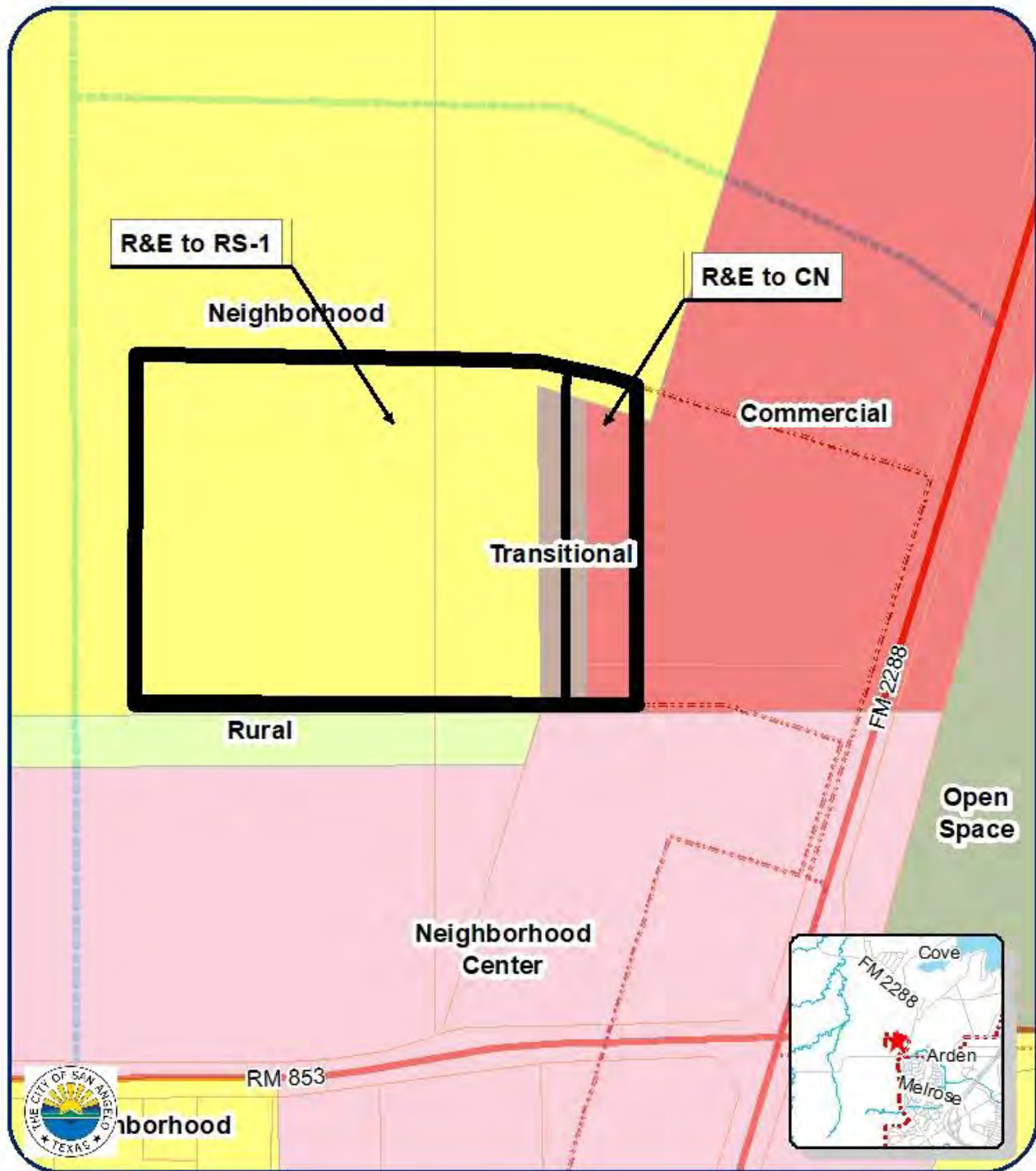
Council District 6 - Larry Miller  
Neighborhood: Bluffs  
Scale: 1" approx. = 375 ft

NW of Arden Rd/FM 1288

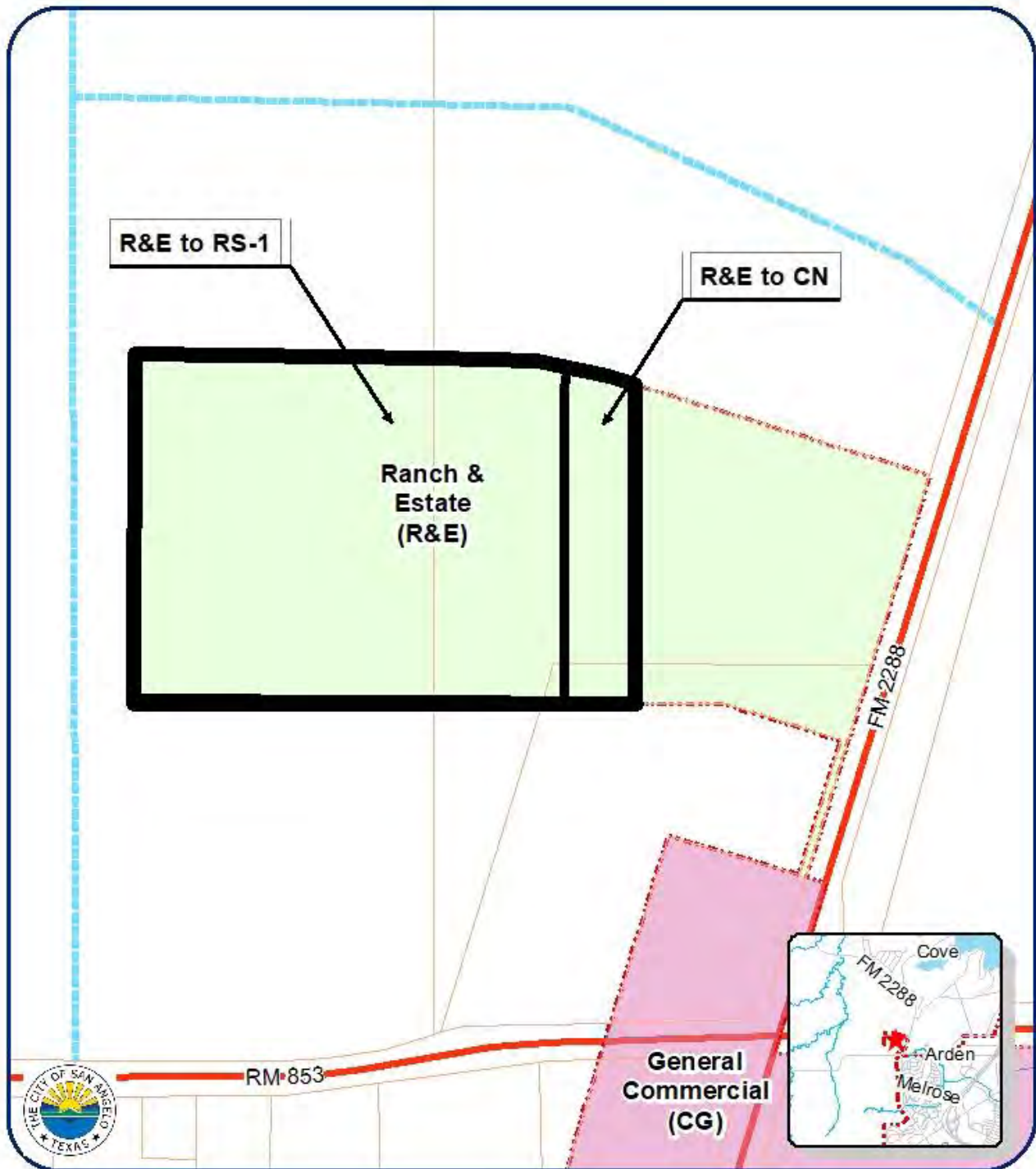


**Legend**

Subject Properties:   
Current Zoning: **R&E**  
Requested Zoning Change: **RS-1 and CN**  
Vision: **Neighborhood,  
Commercial &  
Transitional**



<p><b>Rezoning</b>  <b>Z22-16: NW of Arden Rd/F.M. 2288</b>          Council District 6 - Larry Miller          Neighborhood: Bluffs          Scale: 1" approx. = 375 ft  <b>NW of Arden Rd/FM 1288</b></p>	<p>N</p>	<p><b>Legend</b>          Subject Properties:           Current Zoning: <b>R&amp;E</b>          Requested Zoning Change: <b>RS-1 and CN</b>          Vision: <b>Neighborhood, Commercial &amp; Transitional</b></p>
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**Rezoning**


**Z22-16: NW of Arden Rd/F.M. 2288**

Council District 6 - Larry Miller  
Neighborhood: Bluffs  
Scale: 1" approx. = 375 ft

NW of Arden Rd/FM 1288



**Legend**

Subject Properties:   
Current Zoning: **R&E**  
Requested Zoning Change: **RS-1 and CN**  
Vision: **Neighborhood, Commercial & Transitional**

## Photos of Site and Surrounding Area

NORTHBOUND ON ARDEN RD.



SOUTHBOUND ON ARDEN RD.



WEST AT SUBJECT PROPERTY

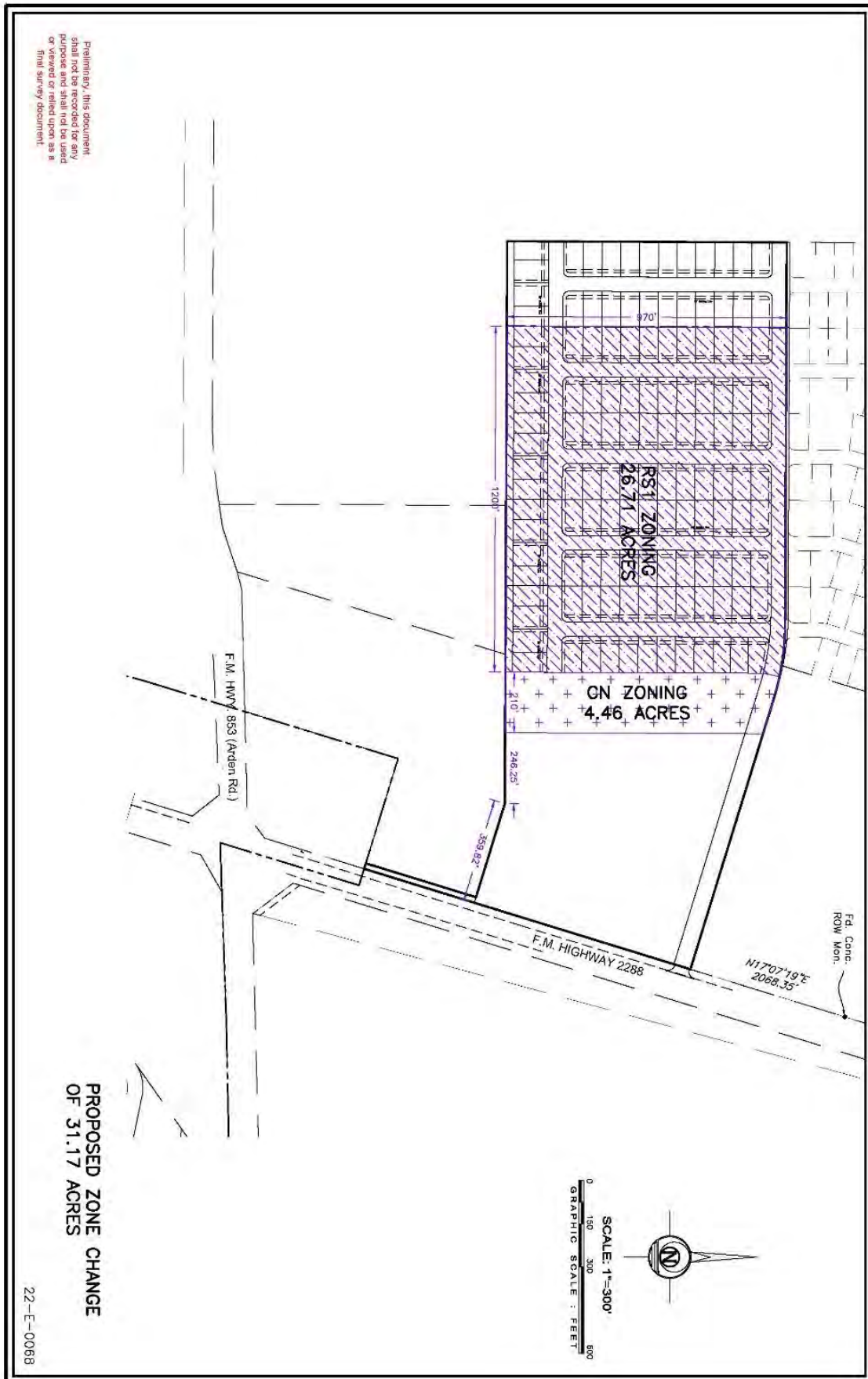


SOUTHEAST



SOUTHWEST





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): WEST TEXAS LAND GUYS SAN ANGELO, LLC

Owner       Representative (Notarized Affidavit Required)

8213 Alcove      Lubbock      Texas      79424

Mailing Address      City      State      Zip Code

325-234-8471      emvr11@hotmail.com

Contact Phone Number      Contact E-mail Address

FM 2288      San Angelo      Texas      76903

Subject Property Address      City      State      Zip Code

Abst: A-0101 S-0005, Survey: B S & F, and Abst: A-0024 S-0003, Survey: A B & M, 26.71 ACRES

Legal Description (can be found on property tax statement or at [www.tamgreenacad.com](http://www.tamgreenacad.com))

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Existing Zoning: R&E      Proposed Zoning: RS1      Lot size: +50'x100'

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

**Section 2: Site Specific Details**

Existing Use of Property: Vacant

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\*Proposed Use of Property: Residential

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\*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.)**


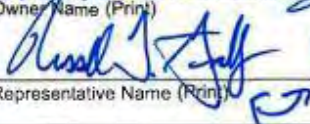
- An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;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

<u>ERIC VAN ROSENSEEK</u> Owner Name (Print)	 Signature	<u>WEST TX LAND GUYS</u> Company/Organization (If Applicable)	<u>6-17-2022</u> Date
 Representative Name (Print)	<u>Russell T. Gucy</u> Signature	<u>SKG</u> Company/Organization	<u>6-17-2022</u> Date

**FOR OFFICE USE ONLY:**

Verified Complete  Verified Incomplete      Date of Application: \_\_\_\_/\_\_\_\_/\_\_\_\_

Case No.: Z\_\_\_\_-\_\_\_\_      Fully-dimensional site plan:

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

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

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

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

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

Planning Commission hearing date: \_\_\_\_/\_\_\_\_/\_\_\_\_      Date notifications due: \_\_\_\_/\_\_\_\_/\_\_\_\_

City Council hearing date: \_\_\_\_/\_\_\_\_/\_\_\_\_      Packets due date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Publication date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Reviewed/Accepted by: \_\_\_\_\_      Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU22-13: 3208 Cornell Ave.	
<b>SYNOPSIS:</b>			
A request for approval of a Conditional Use to allow a Short Term Rental as defined in sec. 406 the Zoning Ordinance in RS-3 residential zoning, located at 3208 Cornell Ave.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
3208 Cornell Ave.		Acres: 0.182, Lot: 17 SEC 10, Blk: 52, Subd: COLLEGE HILLS ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SMD District #5 – Larry Miller ASU-College Hills Neighborhood		RS1- Single Family Residential	N- Neighborhood
			<b>SIZE:</b> 0.182 acres
<b>THOROUGHFARE PLAN:</b>			
<i><b>Cornell Ave.</b></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			
<b>NOTIFICATIONS:</b>			
25 notifications mailed within 200-foot radius on 6/28/22. Received 5 responses in opposition, 0 in favor.			
<b>STAFF RECOMMENDATION:</b>			
Staff’s recommendation is for the Planning Commission to <b>APPROVE</b> the proposed Conditional Use to allow a short term rental at 3208 Cornell Ave.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Property Owner:</i> Elizabeth Berry <i>Applicant:</i> Elizabeth Berry			
<b>STAFF CONTACT:</b>			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 <a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a>			

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

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

**Recommendation:**

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

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

**Attachments:**

Zoning Map

Notification Map

Site Images

5 responses




**Zoning Map**

**CU22-13 3208 Cornell Ave.**

Council District: 5 Hesse Smith

Neighborhood: ASU- College Hills

Scale: 0.0000 0.01 0.02 0.03 0.04  
Miles

Subject Properties: 

Zoning Type: RS-1  
(Single Family Residential)






**200' Notification Map**


**CU22-13 3208 Cornell Ave.**


Council District: 5 Hesse Smith

Neighborhood: ASU- College Hills

Scale: 0.0006 0.01 0.02 0.03 0.04 Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 



Existing home



Street view



Responses

Ty Neff  
Parcel: 27249  
Address: 3207 Cornell Ave

I am OPPOSED to a short term rental at 3208 Cornell Ave.

This is a residential neighborhood, we don't want different people there all the time or a vacant house for 3/4 of a year.

Ty Neff

ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo, TX 76903

Powe William A & Kathileen  
3202 Cornell Ave  
San Angelo, TX 76904-4918

I, Kathileen Powe, am opposed to changing 3208 Cornell Ave San Angelo, Tom Green County, Texas to a short term rental.

1. Our neighborhood has been friendly, supportive, and caring. We watch after each other. If the short term rental is allowed, we will not know who is there, if they are supposed to be there, and a level of trust in the neighborhood will suffer.
2. Cornell Avenue is narrow and busy with traffic going to HEB. Multiple cars possibly being parked at 3208 Cornell Ave could cause even more congestion.
3. If parties are allowed, the character of our quiet neighborhood would be adversely impacted.

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CIANCIOLO WAUNITA JOYCE  
Parcel I.D.: 27248  
Address: 3213 CORNELL AVE

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [rae.lineberry@cosatx.us](mailto:rae.lineberry@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

Signature:

*Waunita Joyce Ciancio*  
3213 Cornell Ave  
San Angelo TX  
76904



You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GREEN HOLLY  
Parcel I.D.: 27237  
Address: 3220 CORNELL AVE

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [rae.lineberry@cosatx.us](mailto:rae.lineberry@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

Signature: Holly Green

I am not comfortable with the idea of different people in and out of this neighborhood on a regular basis. Also, that corner is already a busy, congested mess most of the time and adding to that with an airbnb type house would be a terrible addition to this area.

Thank You  
Holly Green

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: HOLDER REBECCA A  
Parcel I.D.: 48431  
Address: 3226 CORNELL AVE

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [rae.lineberry@cosatx.us](mailto:rae.lineberry@cosatx.us)

I am in favor   
Additional Comments:

I am opposed

Signature: Rebecca A. Holder

# MEMO



**Meeting**

**Date:** July 18, 2022

**To:** Planning Commission

**From:** Jeff Fisher, AICP  
Chief Planner

**Agenda Item:** Discussion on an Annexation of an unaddressed 6.9-acre tract out of the A.B. & M Survey No. 3, Abstract No. 24, Tom Green County, Texas, located northwest of Arden Road and FM 2288.

**Background:**

The applicant, West Texas Land Guys, LLC, recently purchased a total of 100.355 acres of land which included this 6.9-acre tract. The applicant intends to annex this property to facilitate a future zoning of Single-Family Residential (RS-1) for a future residential development. The tract is identified as being part of a preliminary plat for Arden Acres which is being presented to the Planning Commission today.

**Compatibility with the City's Comprehensive Plan:**

The City's 2009 Strategic Plan Update to its Comprehensive Plan sets certain policies for annexation of land into the City Limits. The property is identified in the 2009 City's Annexation Plan as "intermediate" for annexation within the next 5-20 years. Since the plan was adopted as part of the City's Strategic Plan Update 13 years ago, Staff believes this area is now ready to be developed. One of the annexation policies is to anticipate "realistic potential for development of new home sites and new business activity all around the urban fringe, annexing the most promising such areas where timely application of urban development standards can have an effective impact." It is located immediately west of an existing property already in the City Limits so this would be a logical extension of the City compatible with this policy. There is an existing 16 inch water main running adjacent to F.M. 1288 and an existing 12 inch sewer main at the corner of Arden Road and F.M. 1288. Planning and Engineering Services will discuss further requirements and timing to connect to services as part of the required Service Plan and before City Council. The property has a future land use of "Neighborhood" in the Comprehensive Plan which calls to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo's neighborhoods." The proposed RS-1. Finally, the City's Master Thoroughfare Plan (MTP) identifies a future minor collector road extending north-south through the property.

The applicant will be required to construct this road as part of a future plat, or request that this road be relocated which will require an amendment to the MTP.

**Annexation Process, Timeline, and Servicing Plan:**

This annexation request is governed by Chapter 43, Subchapter C-3 of the Texas Local Government Code 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:

- Tuesday, August 2, 2022: The proposed annexation petition will be presented to City Council for acceptance. If accepted, the annexation process will begin.
- Monday, August 15, 2022: The zoning amendment will be presented to the Planning Commission for recommendation.
- Tuesday, September 20, 2022: The first public comment hearing of the annexation, first hearing of the annexation ordinance, and first hearing of the zoning amendment.
- Tuesday, October 4, 2022: The second reading of the annexation ordinance and second reading of the zoning amendment.

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

**Discussion:**

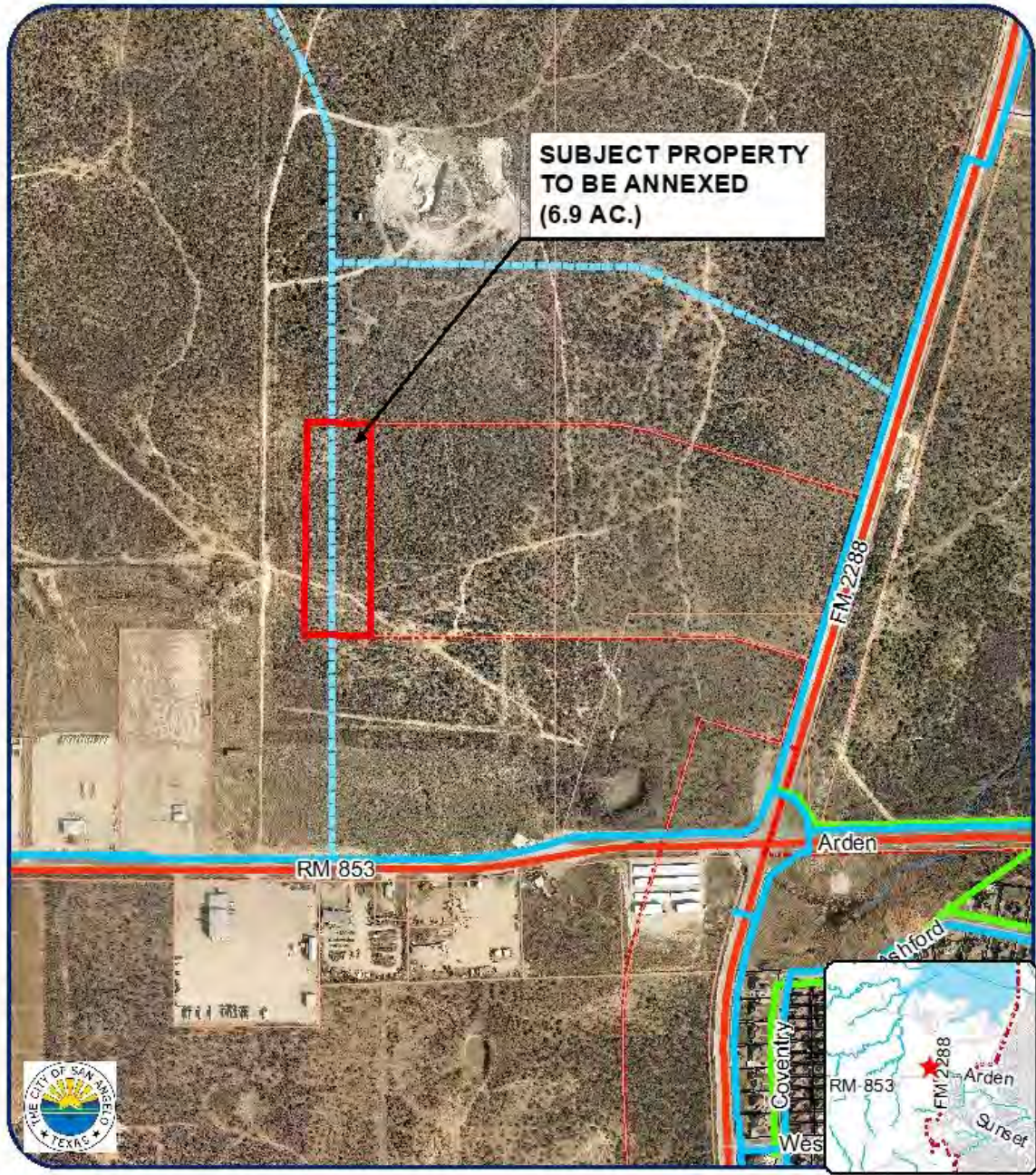
Staff is submitting this to the Planning Commission to provide an opportunity to review the proposed annexation and attached exhibits, and for staff to address any questions or concerns for long-term planning prior to the annexation petition going to City Council on September 20, 2022.

**Planning Commission Requested Action:**

No action is required.

**Attachment:**

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



**Annexation**

**NW of Arden Rd/F.M. 2288**

Council District 6 - Larry Miller

Neighborhood: Bluffs

Scale: 1" approx. = 605 ft

NW of Arden Rd/FM 1288



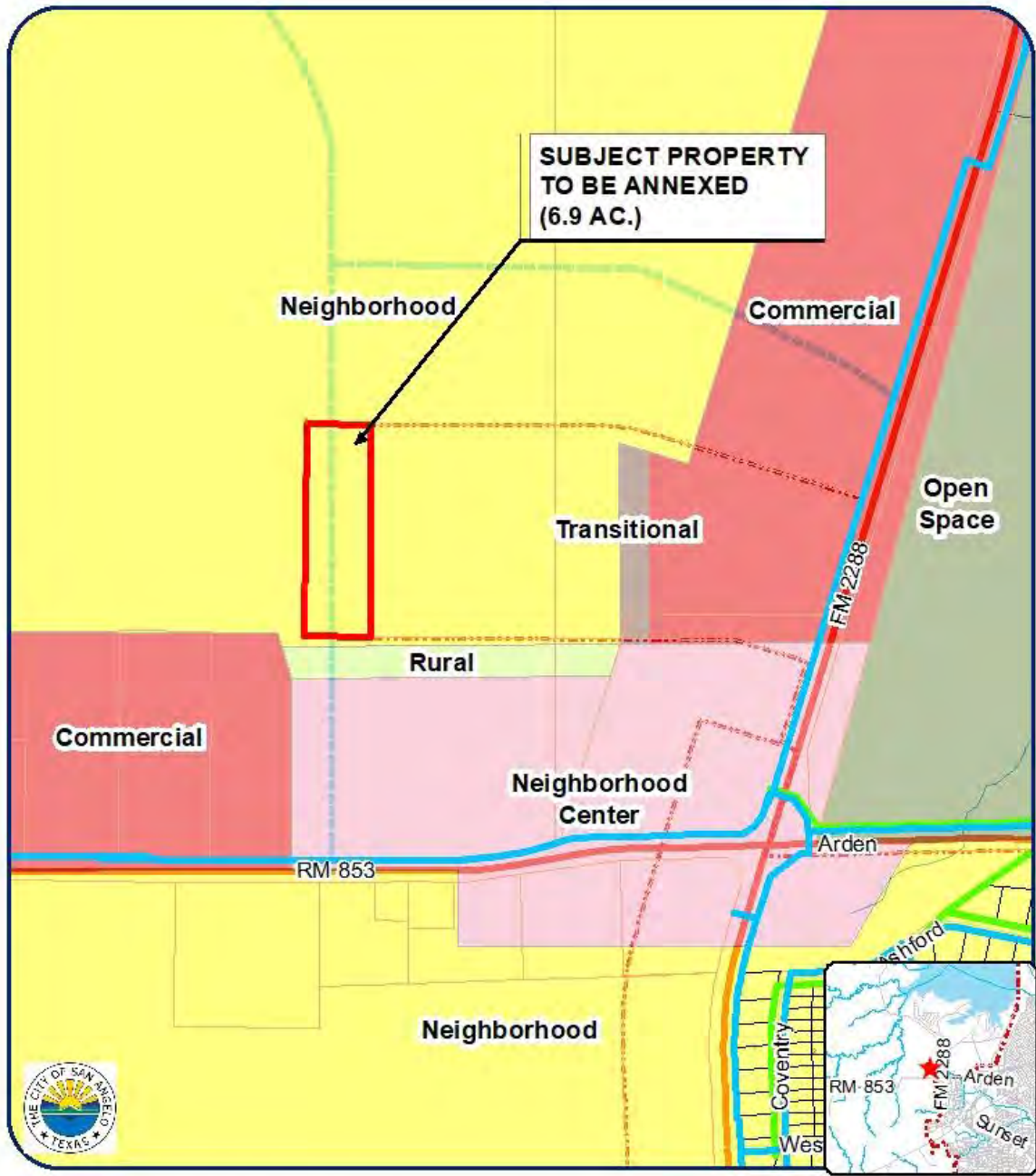
**Legend**

Subject Properties: —

Current Zoning: N/A

Requested Zoning Change: RS-1

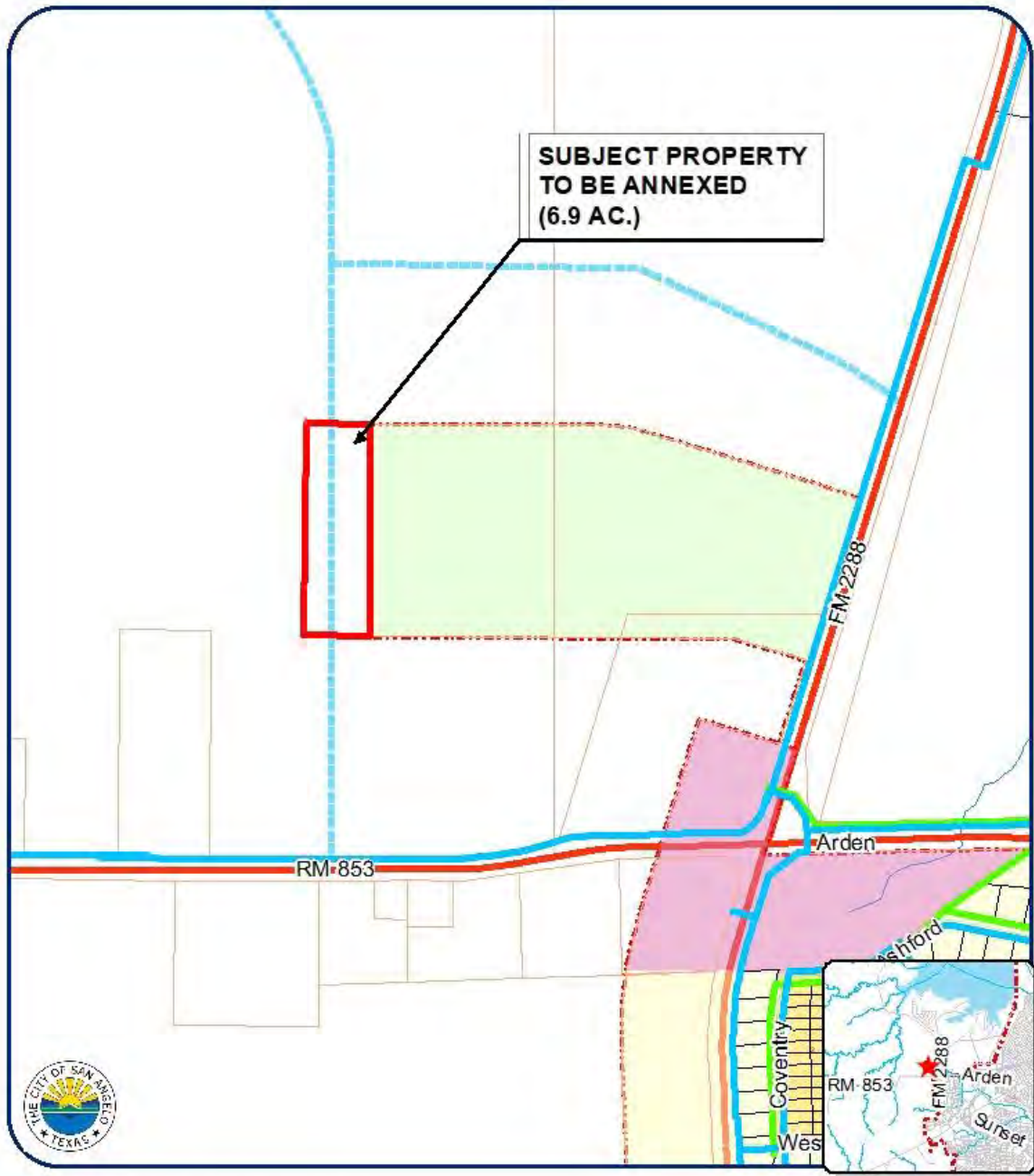
Vision: Neighborhood



**Annexation**  
**NW of Arden Rd/F.M. 2288**  
 Council District 6 - Larry Miller  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 605 ft  
 NW of Arden Rd/FM 1288



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



**Annexation**


**NW of Arden Rd/F.M. 2288**

Council District 6 - Larry Miller  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 605 ft

NW of Arden Rd/FM 1288



**Legend**

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

**SKG**  
**ENGINEERING, LLC**  
 SURVEYING • ENVIRONMENTAL • LAB/CMT  
 706 SOUTH ABE STREET  
 SAN ANGELO, TEXAS 76903  
 PHONE: 325.655.1288  
 FAX: 325.657.8189  
 FIRM No.: 10102400  
 www.skge.com

**A.B. & M.**  
**SURVEY NO. 3**  
**ABSTRACT NO. 24**

Owner: David Jensen  
 Ref. Remainder of 917.9 Ac.  
 Instrument No. 735511 OPRRP

Owner: West Texas Land Guys, LLC  
 Ref. 100,355 Ac.  
 Instrument No. 202207718 OPR

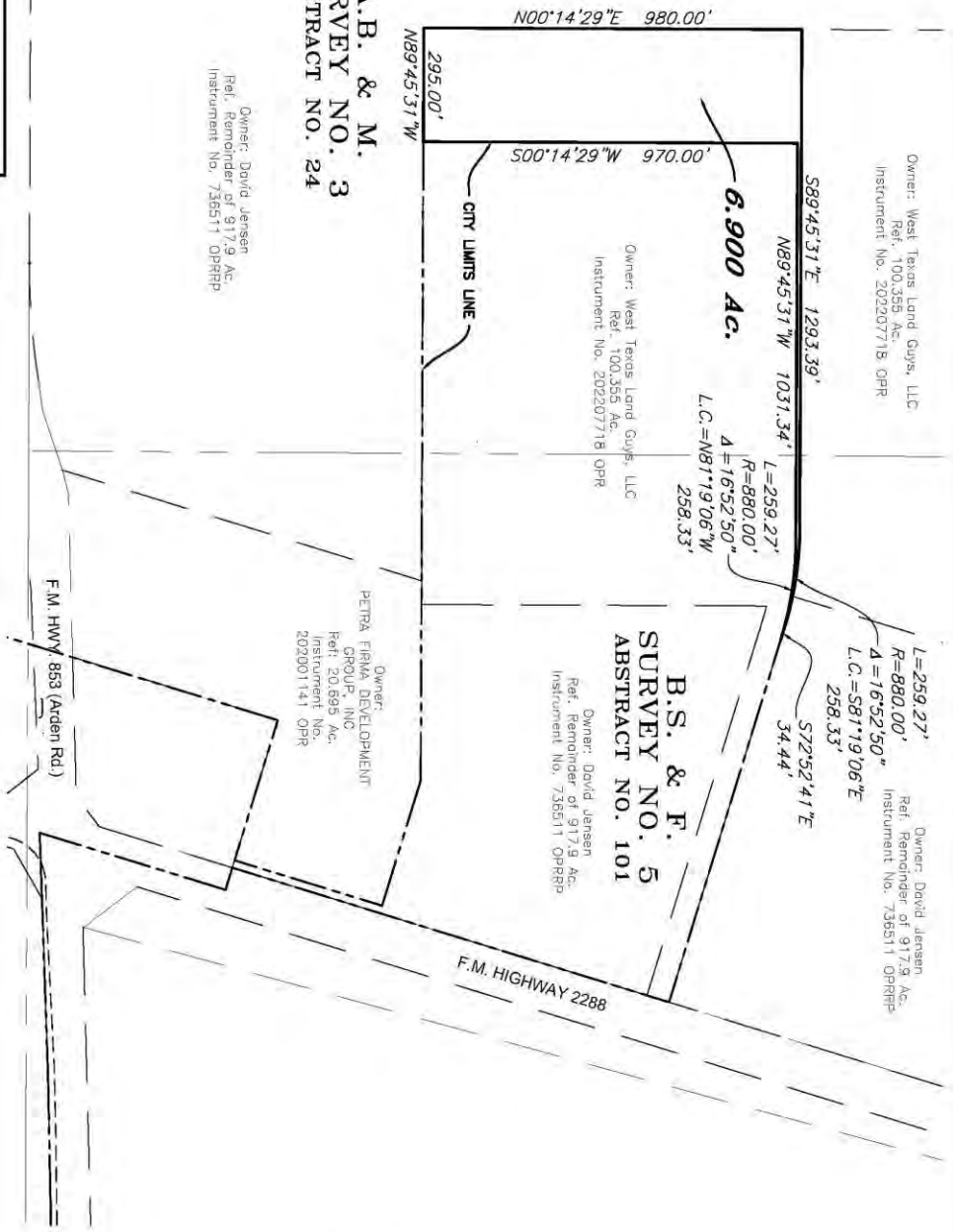
Owner: West Texas Land Guys, LLC  
 Ref. 100,355 Ac.  
 Instrument No. 202207718 OPR

**B.S. & F.**  
**SURVEY NO. 5**  
**ABSTRACT NO. 101**

Owner: David Jensen  
 Ref. Remainder of 917.9 Ac.  
 Instrument No. 735511 OPRRP

Owner: PETRA FIRMA DEVELOPMENT  
 GROUP, INC.  
 Ref. 20,695 Ac.  
 Instrument No. 202001141 OPR

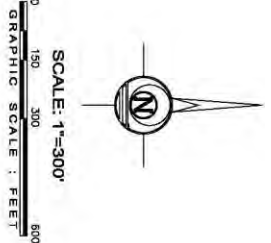
Owner: David Jensen  
 Ref. Remainder of 917.9 Ac.  
 Instrument No. 735511 OPRRP



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

**PROPOSED ANNEXATION**  
**OF 6.900 ACRES**

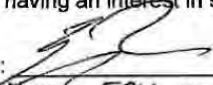
BEARINGS ARE BASED UPON  
 917.9 Ac. Instrument No.  
 703583 OPRRP



**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

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

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

Signed:   
Printed Name: ERIC VAN ROSENBERG

Title: PARTNER

Date:

6/17 2022

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, this instrument was acknowledged on 6.17.22 by person's name or entity.

Vikki R. White

Notary Public, State of Texas  
My commission expires: 3.20.23

