

**PLANNING COMMISSION – August 15, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		Final Plat of The Enclave at Twin Oaks Addition, Section Three	
SYNOPSIS:			
The applicant has applied to Final Plat The Enclave at Twin Oaks Addition, Section Three in order to build 21 Lots as single-family residential.			
LOCATION:		LEGAL DESCRIPTION:	
21 Lots west of Canyon Rim Drive		Acres: 30.980, Abst: A-8238 S-0008, Survey: D W CHRISTIAN, 30.980 ACRES IN ABS 8238 & ABS 8108	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 6 Larry Miller Neighborhood: Bonham		RS-1	Single-Family Residential
SIZE:			
4.609 acres			
THOROUGHFARE PLAN:			
Royal Oak Dr – Urban Local: Required 50’ right-of-way, 40’ pavement or 36’ pavement with curb and gutter.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat of The Enclave at Twin Oaks Addition Section Three – with three conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: West Texas Land Guys San Angelo, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

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 The Enclave at Twin Oaks Addition Section Three – with **three conditions of approval**

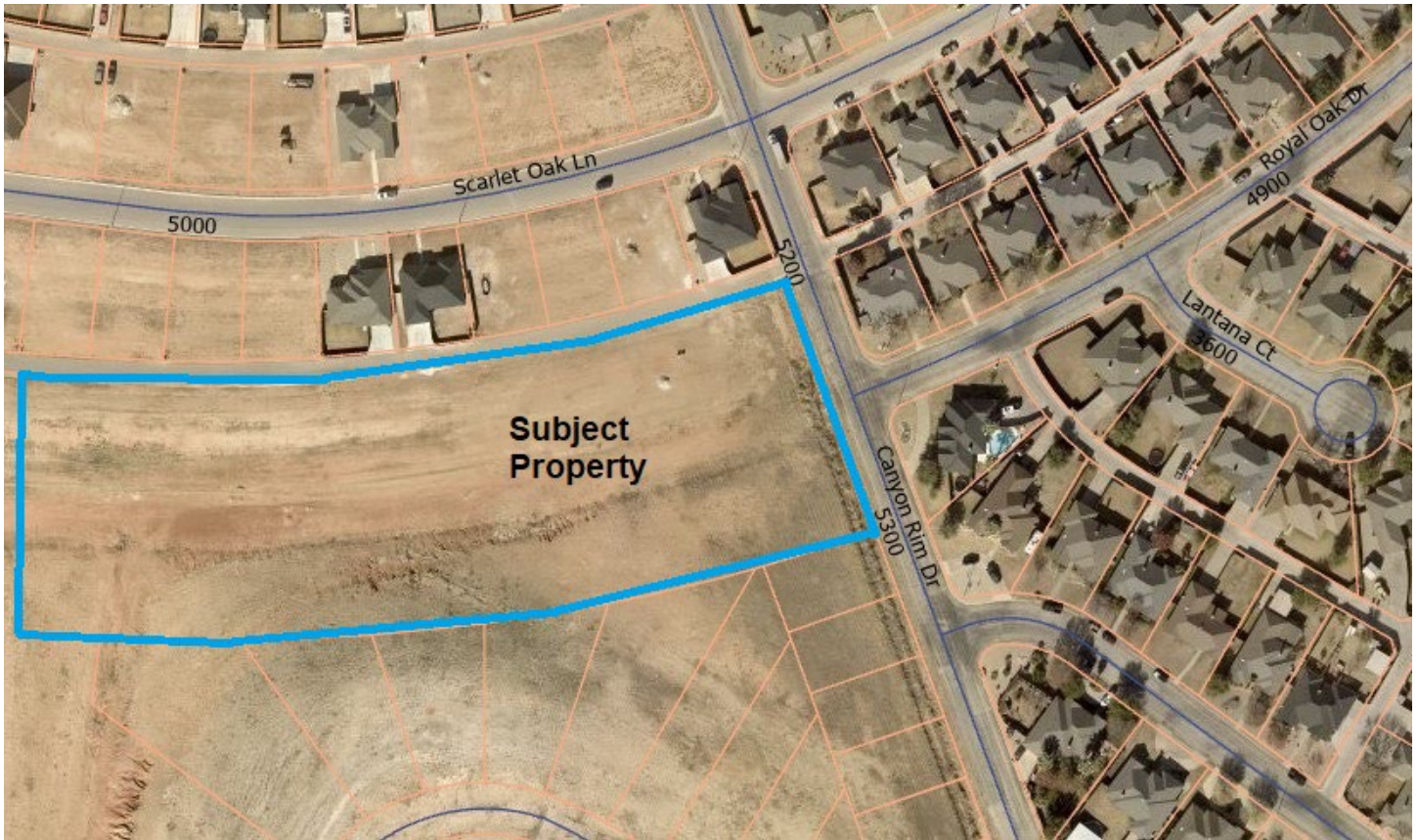
Final Plat

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. Install necessary water and wastewater service lines to each new lot. [*Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1*]
3. *Per Land Development and Subdivision Ordinance, Chapter 9.III.C, provide a temporary turnaround at the (ex: eastern) end of the extension of (ex: Street Name).*

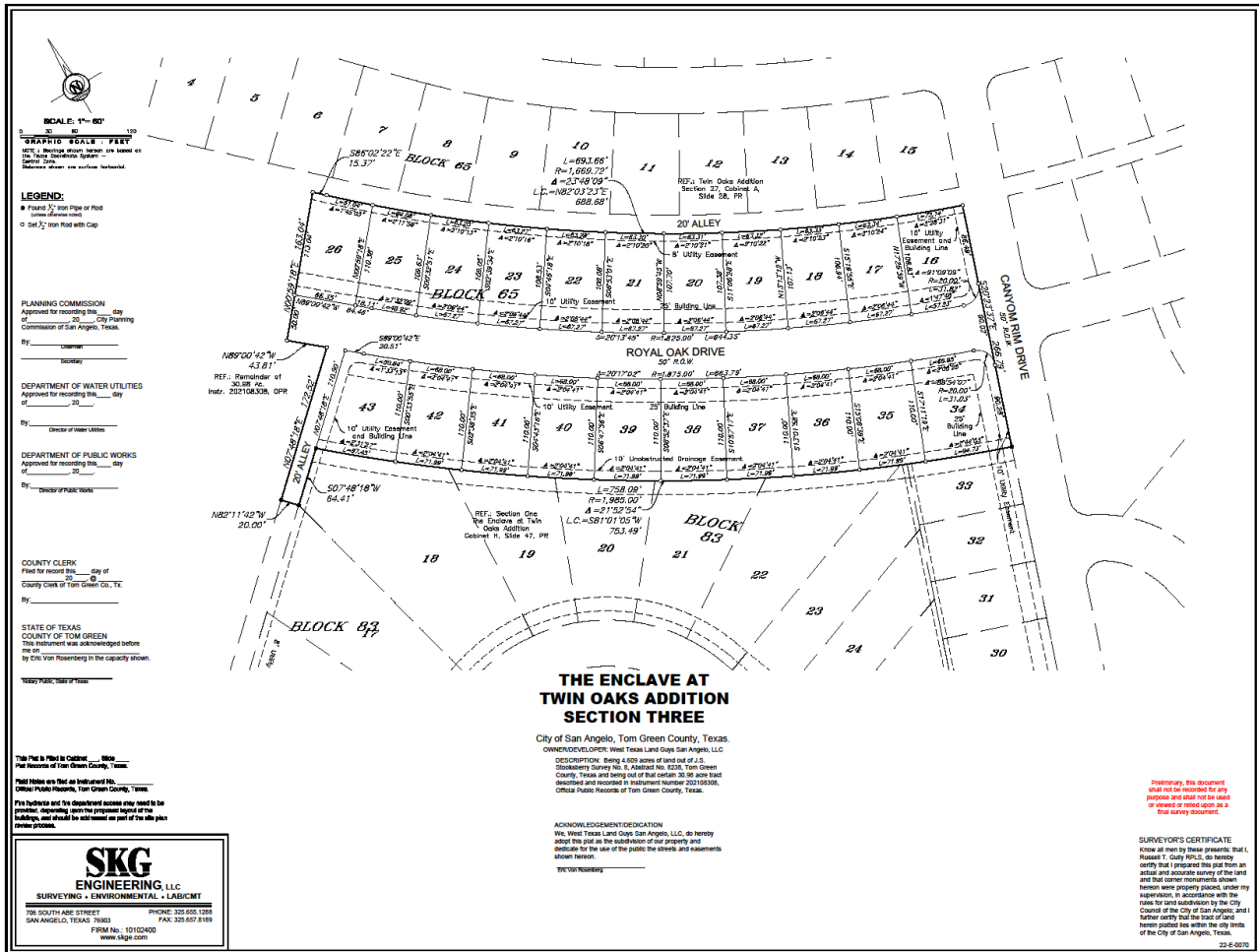
Attachments:

Aerial Map
Plat

Aerial Map



Proposed Final Plat



**PLANNING COMMISSION – August 15, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		Final Plat of Shops of Sherwood Subdivision, Section Two	
SYNOPSIS:			
The applicant has applied to plat the Final Plat of Lot 2, in Section 2, in order to plat one (1) large lot for future, commercial development.			
LOCATION:		LEGAL DESCRIPTION:	
Directly south of the intersection of Summer Crest Drive and Sherwood Way		1.5 Acres out of Abstract-8279 S-0002, Survey: D R HODGES, 35.0170 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 6 Larry Miller Neighborhood: Bonham		CG (General Commercial)	Neighborhood Center
			SIZE: 1.5 acres
THOROUGHFARE PLAN:			
U.S. Highway 67 (Sherwood Way) – Major Arterial: TXDOT Right-of-Way			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL – with six (6) conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: RS Sherwood, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210 Zachary.rainbow@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will create a large commercial property. The property is zoned CG zoning.

Recommendation: Staff recommends APPROVAL– with **six (6) 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 building permit issuance, per Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications, prepare and submit plans for approval, illustrating:
 - a) The proposed installation of a sidewalk adjacent to Sherwood Way for public safety and connecting to the existing sidewalk per Standard Specifications and Details for Construction, Detail S-FF-1, City of San Angelo Standards and Specifications. If placement of sidewalks are not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
 - b) The proposed installation of internal sidewalk connections and painted crosswalks from the buildings on lot facing Sherwood Way to the Sherwood Way sidewalk, and cross-connection sidewalks between each of the businesses on the adjacent lot(s).
3. Prior to occupancy, complete the installation of sidewalks in accordance with the approved version of these plans.
4. As mentioned on plat-Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D.
5. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
6. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]

Attachments:

- Aerial Map
- Plat




Shops of Sherwood Subdivision
Section Two

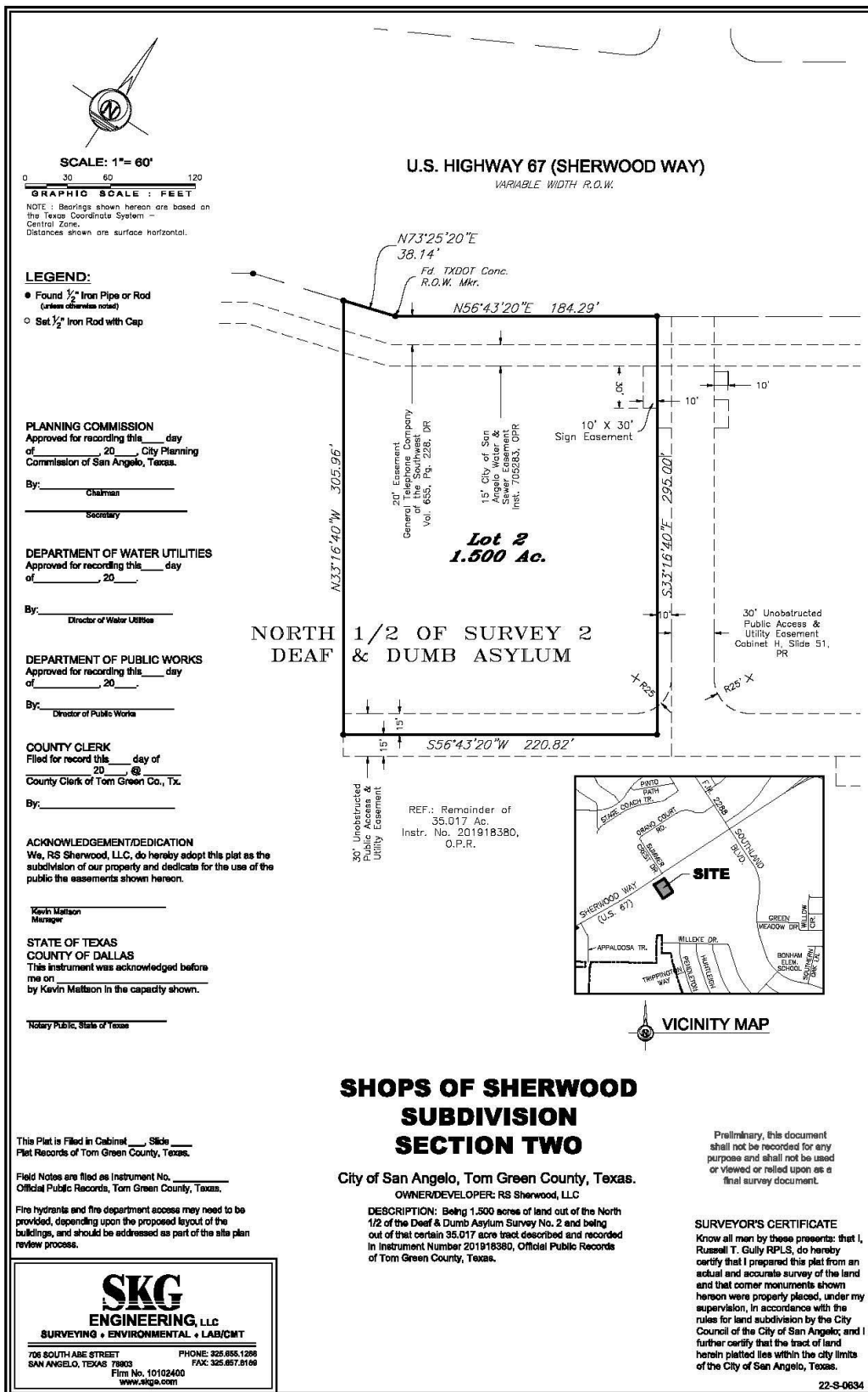
Council District - Larry Miller (SMD #6)
Neighborhood: Bonham
Scale: 1 " approx. = 250 ft

SW of Sherwood Way/Southland Blvd.



Legend

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



**PLANNING COMMISSION – AUGUST 15, 2022
STAFF REPORT**



APPLICATION TYPE:	CASE:
Preliminary and Final Plat	First Replat in Block 48, Angelo Heights Addition

SYNOPSIS:
The applicant owns both properties and applied for a permit to build a new addition connecting the house to the garage at the north property. Through permit review, it was determined that this connection made the garage part of the principal structure under the Zoning Ordinance, requiring both a 5-foot side and 20-foot rear yard. The applicant obtained a variance for the garage’s side yard setback at 0 feet, and has submitted this replat to add the rear 40 feet of the south lot to the north lot. This will allow the garage on the north lot to meet the 20-foot rear yard setback.

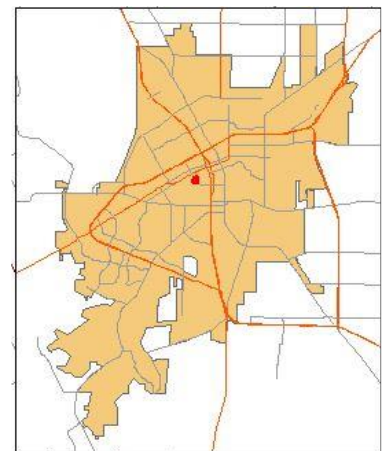
LOCATION:	LEGAL DESCRIPTION:
Northeast of S. Washington St./W. Concho Avenue	Lot 9 and the east half of Lots 10, 11, and 12, Block 48, Angelo Heights Addition

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #6 – Karen Hesse Smith Neighborhood – Santa Rita	RS-1	N- Neighborhood	0.45 acres

- THOROUGHFARE PLAN:**
- S. Washington Street (major collector street): Required: 60’ right-of-way, minimum 36’ paving width; provided: 60’ right-of-way, 36’ paved.
 - W. Concho Avenue (local street): Required: 50’ right-of-way, minimum 26’ paving width; provided: 60’ right-of-way, 36’ paved.

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of the Replat, subject to the conditions below.

PROPERTY OWNER/PETITIONER:
Owner: Jon and Andrea Honea, Vertical Properties Petitioner: Russell Gully, P.E., R.L.S., SKG Engineering, LLC
STAFF CONTACT:
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us



Recommendations:

Staff recommends **APPROVAL** of the Replat, subject to **four** conditions:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, submit a revised plat:
 - a) Illustrating the required 25' front building lines along S. Washington Street and W. Concho Avenue [Zoning Ordinance, Sec. 501.A].
 - b) Adding the second owner
3. Prior to plat recordation, submit a revised structures plan showing all setbacks for structures within 10 feet of a property line to confirm zoning compliance, including the setback between accessory structures, or:
 - a) relocate garage to south to at least 10 feet from the garage to north; or
 - b) relocate garage to south to at least 5 feet from east side lot line; or,
 - c) apply for a variance to allow reduced setback
 - d) obtain a permit to demolish the structure [Zoning Ordinance, Section 402, 501.A].
4. Submit a revised plat with dedicated private sewer easement for the benefit of Lot 9A across Lot 9B to encompass the private sewer service to the public main located in the alley. [City of San Angelo Design Standards for Water and Sewer, Section 2.4.B.C.7].

Attachments:

Aerial Map

Replat

Replat with Structures

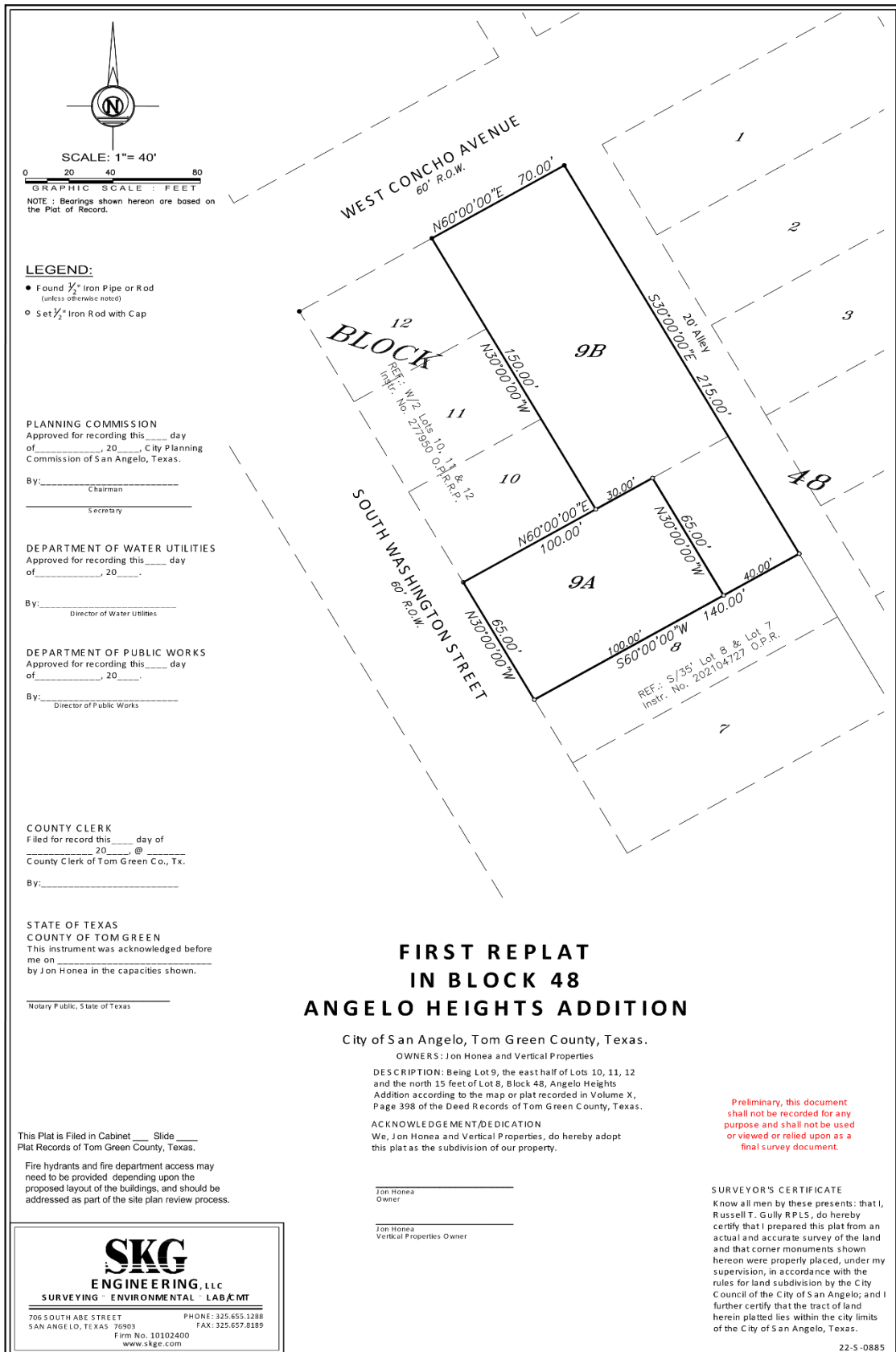


First Replat in Block 48
Angelo Heights Addition
Council District - Karen Hesse Smith SMD #6)
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft
SE of W. Concho Avenue and S. Washington St.

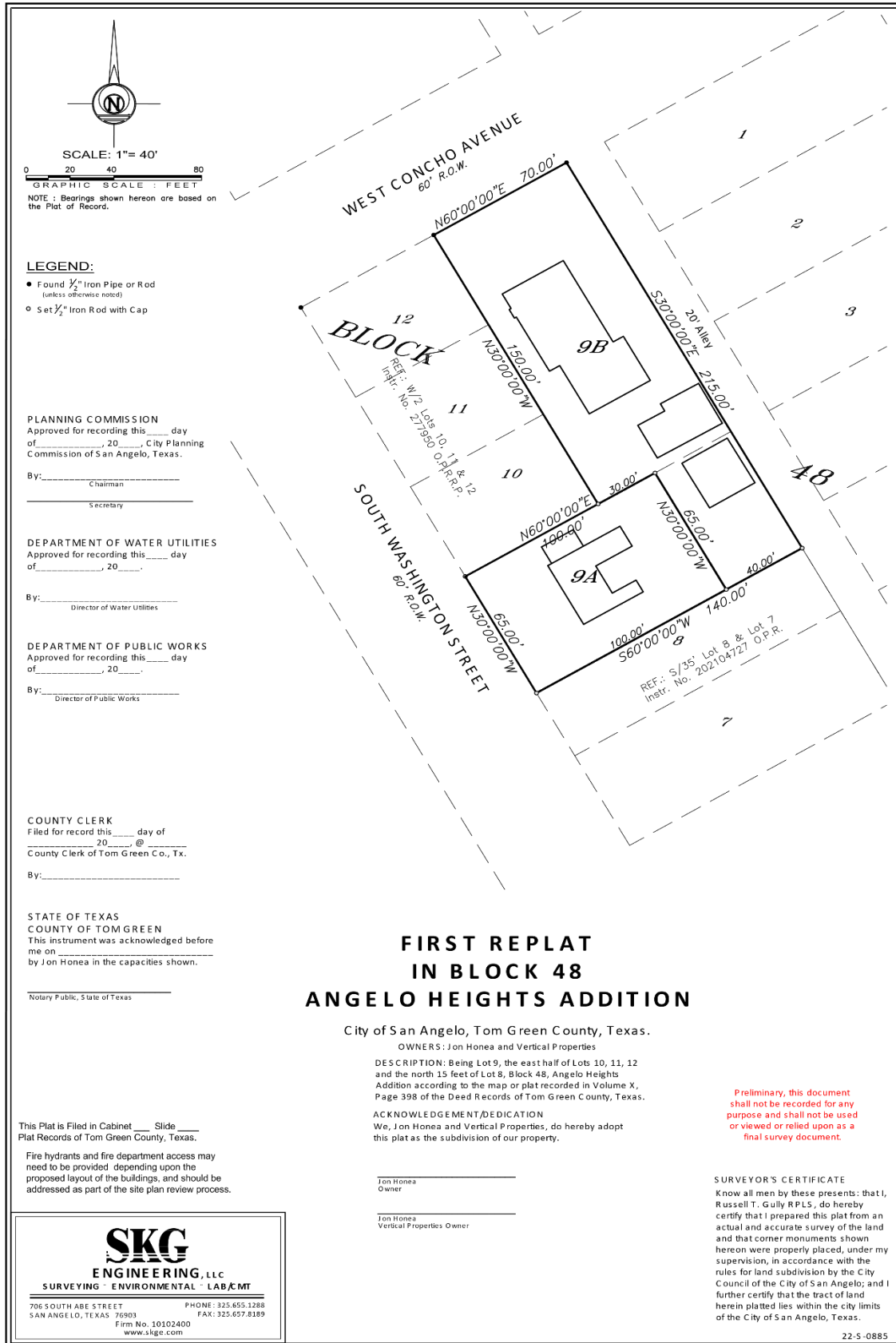


Legend
Subject Properties: 
Current Zoning: **RS-1**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**

Replat



Replat with Structures



**PLANNING COMMISSION – August 15, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		First Replat in Block 72, Lots 11A-13A, Lakeview Addition	
SYNOPSIS:			
The applicant has applied to plat the First Replat in Block 72, Lots 11A-13A, Lakeview Addition, in Section 2, in order to replat three (3) residential lots for the construction of new homes.			
LOCATION:		LEGAL DESCRIPTION:	
712 E. 38 th Street		Lots 11-13, Block 72, Lakeview Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 2 Tom Thompson Neighborhood: Lake View		RS-1 (Residential Single-Family)	Neighborhood
			SIZE: .517 acres
THOROUGHFARE PLAN:			
E.38 th Street– Urban Local: Required 50’ right-of-way, 40’ pavement or 36’ pavement with curb and gutter			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL – with four (4) conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Cole McCrory Family LP (Collin McCrory) Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210 Zachary.rainbow@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will replat three (3) residentially zoned lots to create new, developable home sites in the Infill Area. The property will have RS-1 zoning.

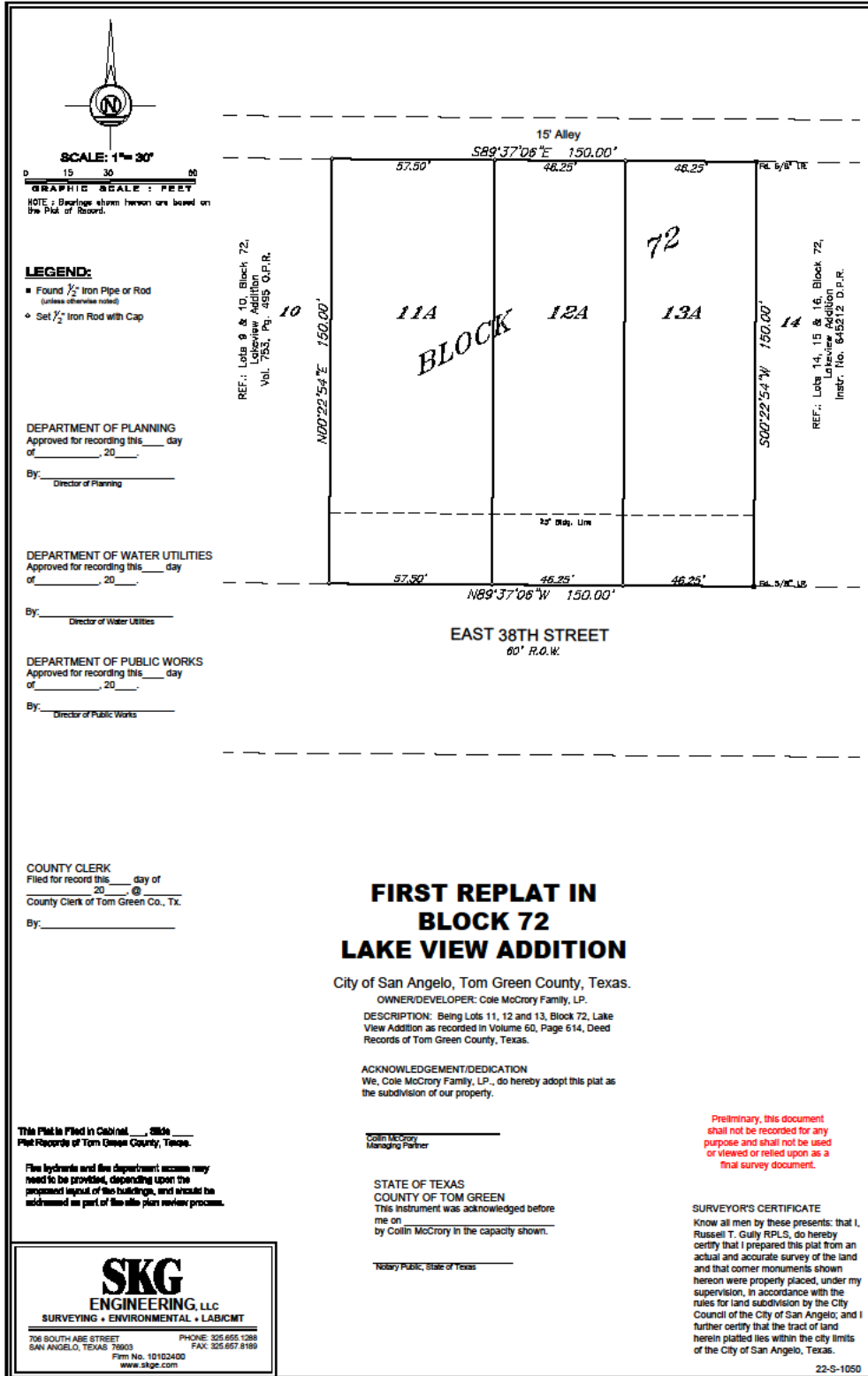
Analysis: There is an existing house and accessory building built across the property line of Lots 11 & 12, and addressed as 712 E. 38th St. The applicant has purchased the properties as well as the adjacent, vacant Lot 13 and wishes to remedy the lot boundary to redevelop the properties as residential homes. In order to resolve (relocate) the lot boundary issue while still leaving the home in its existing location, it was necessary to adjust the lot widths from 50' min. to 46.5' min. administratively through a variance request and approval. The variance request has subsequently been approved by the Director of Planning & Development.

Recommendation: Staff recommends APPROVAL– with **four (4) 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. An administrative variance will need to be completed prior to approval at the Planning Commission Meeting. Application has been received for the admin. variance request. **(Approved)**
3. Please identify and indicate the distance to the nearest intersecting road/street.
4. Provide a fire hydrant that complies with the minimum distance requirements.
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants shall be provided where required by the fire code official. For buildings equipped throughout with an approved sprinkler system, the distance requirement shall be 600 feet. Exceptions: 1. For Group R3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).Section 507.5.1

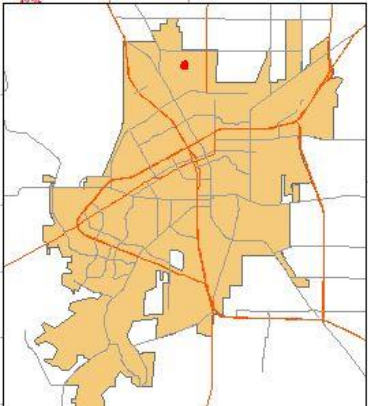
Attachments:

Aerial Map
Plat



**PLANNING COMMISSION – AUGUST 15, 2022
STAFF REPORT (PP22-08 & RP22-30)**



APPLICATION TYPE:		CASE:	
Preliminary and Replat		Preliminary Plat and Replat, Lakeview Addition, Block 39	
SYNOPSIS:			
<p>The applicant owns two platted lots facing E. 44th Street and intends to plat them into three lots with two facing Bowie Street. The replat will only be for the two lots facing Bowie Street, allowing new construction on these lots. The preliminary plat includes all three lots, and the third lot facing E. 44th Street can be final platted at a later date. Dividing in this configuration will allow the two lots facing Bowie Street to have larger back yards, with lot depths of 150 feet instead of 100 feet. A variance was granted by the Zoning Board of Adjustment (ZBA) on August 1, 2022, to allow a 7.5-foot front setback for the corner lot facing E. 44th Street which is a double frontage lot.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southwest of Bowie St./E. 44 th St.		Lots 1 and 2 in Block 39, Lakeview Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Lake View	RS-1	N- Neighborhood	0.461 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Bowie Street (local street): Required: 50' right-of-way, minimum 26' paving width; provided: 60' right-of-way, 36' paved. E. 44th Street (local street): Required: 50' right-of-way, minimum 26' paving width; provided: 60' right-of-way, 36' paved. 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Preliminary Plat; and APPROVAL of the Replat subject to the conditions outlined below.			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Galilee Community Development Corporation (Stephanie Hamby) Petitioner: Erica Carter, P.E. Carter-Fentress Engineering, LLC</p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Recommendations:

Staff recommends **APPROVAL** of the Preliminary Plat, subject to **one** condition:

1. Prior to plat recordation, submit a revised plat with the following:
 - a. Name of plat consistent with past naming conventions (i.e. Preliminary Plat of Block 39 Lakeview Addition) [Land Development and Subdivision Ordinance, Chapter 7.I];
 - b. Illustrate the required 25' front building lines along E. 44th St. and Bowie St. [Zoning Ordinance, Sec. 501.A].

Note: Preliminary plat to be approved prior to replat [Land Development and Subdivision Ordinance, Chapter 5.III.A.2].

Staff recommends **APPROVAL** of the Replat, subject to **four** conditions:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, submit a revised plat with the following:
 - a. Name of plat consistent with past naming conventions (i.e. First Replat of Block 39 Lakeview Addition) [Land Development and Subdivision Ordinance, Chapter 7.I].
 - b. Illustrate the required 25' front building lines along E. 44th St. and Bowie St. [Zoning Ordinance, Sec. 501.A].
3. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2].
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

Attachments:

Aerial Map
Preliminary Plat
Final Plat




First Replat in Block 39
Lakeview Addition

Council District - Tom Thompson (SMD #2)
Neighborhood: Lake View
Scale: 1" approx. = 125 ft

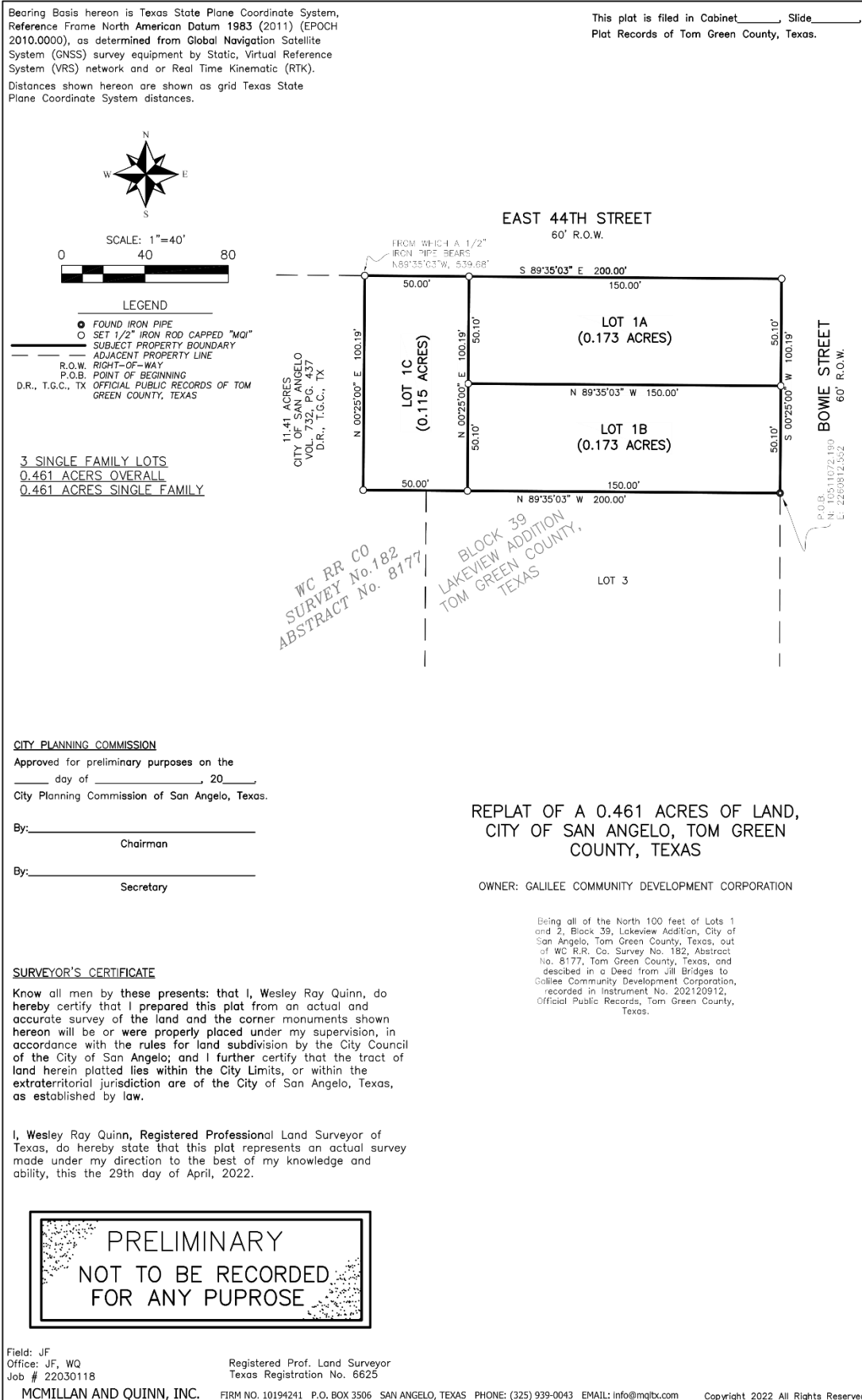
SW of E. 44th St. and Bowie St.



Legend

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

Preliminary Plat





City of San Angelo, Texas - Planning Land Subdivision Application



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

Section 1: Basic Information

Proposed Subdivision Name _____

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

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant:

Name _____ Phone Number _____ Email Address _____

Property Owner:

Name _____ Phone Number _____ Email Address _____

Architect/Engineer/Design Professional:

Name _____ Phone Number _____ Email Address _____

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

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

Section 3: Property Characteristics

Total Acreage of Proposed Subdivision/Resubdivision _____

Total Number of Lots Proposed _____

Existing Zoning:

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

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?* Yes No

*NOTE: if so, notification is required, and an additional notification fee is required.

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

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

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

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

Are there existing structures on the property? Yes No

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

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

No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* Yes No

*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 ½ miles of it..

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

(Section 4 continues on next page)

Section 3: Property Characteristics

Total Acreage of Proposed Subdivision/Resubdivision _____

Total Number of Lots Proposed _____

Existing Zoning:

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

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?* Yes No

*NOTE: if so, notification is required, and an additional notification fee is required.

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

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

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

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

Are there existing structures on the property? Yes No

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

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

No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* Yes No

*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 ½ miles of it..

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

(Section 4 continues on next page)

**PLANNING COMMISSION – AUGUST 15, 2022
STAFF REPORT (PP22-09 & FP22-06)**



APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		Citas Subdivision, Preliminary Plat, and Citas Subdivision, Section 1	
SYNOPSIS:			
<p>The applicant has submitted a preliminary and final plat for vacant land for single-family homes. The preliminary plat is for entire 14.250-acre tract for 60 new subdivision lots, and the final plat is for 8 lots at the northwest corner of the property. All lots comply with the minimum width, depth, and area, for new single-family homes in the RS-1 (Single-Family Residential) Zoning District. Three new local streets will be created as part of the preliminary plat and will meet the minimum requirements. One of these streets, an easterly extension of Stephen Street, is part of the final plat to provide access to the 8 new lots. A utility and drainage easement has been provided in the middle of the property, which is part of a FEMA floodway. Sidewalks are required for lots along Stephen Street. The applicant has applied for a variance to not provide a stub-out to the east.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northeast of Bell Street and Paint Rock Road		30.98 acres out of the J. S. Stooksberry Survey No. 8, Abstract Nos. 8108 and 8238	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD# 4: Lucy Gonzales Neighborhood: Belaire	RS-1	N - Neighborhood	Preliminary: 14.250 acres Final: 1.780 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Stephen Street (local) – required: 25’ ROW incremental half, minimum 26’ paving; provided: 26’ ROW, 26’ paving; Edward and Lucero Streets (local) – required 50’ ROW, 40’ or 36’ with sidewalk on one side; provided: 50’ ROW, 40’ to be paved 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Preliminary Plat; APPROVAL of a variance from Chapter 9.III.B.2 of the LSDO to not require continuation of a street (stub-out) through the Preliminary Plat to the adjacent property to the east; and APPROVAL of the Final Plat.			
PROPERTY OWNER/PETITIONER:			
Owner: Raul Reyes, Jr. Agent: Wilde Engineering, LLC, Blake Wilde			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

VariANCES: The applicant has submitted a variance request for the preliminary plat from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance (LDSO) to not require continuation of a street (stub-out) through the Preliminary Plat to the adjacent property to the east. The purpose of this section is to ensure convenient movement of traffic, fire protection, and provision of utilities. 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 applicant believes no additional street stub-out should be provided because this area is part of the FEMA floodway and would require construction of a bridge. Planning Staff agree that the FEMA floodway provides a hindrance to an easterly street connection. Given the location of the floodway, it is anticipated that access to the property to the east will be provided instead by a northerly extension of Cloud Avenue and Goodfellow Avenue which end just south of this 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 FEMA floodway cutting the property in half is a unique circumstance that is not applicable to most other property.
3. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**
Staff agrees with the applicant that construction over a FEMA floodway would be cost prohibitive.
4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.**
The variance would not significantly vary applicable ordinances. The plat still provides three new streets with access to each of the lots. All of the lots and proposed streets comply with the minimum standards in the zoning and subdivision ordinances respectively.

Recommendations:

Staff recommends **APPROVAL** of the Preliminary Plat; **APPROVAL** of a variance from Chapter 9.III.B.2 of the LDSO to not require continuation of a street (stub-out) through the Preliminary Plat to the adjacent property to the east; and **APPROVAL** of the Final Plat.

The **Preliminary Plat** is subject to the following **four** conditions of approval:

1. Prior to plat signatures, provide a stub-out showing a street extension connecting to the property to the east. Alternatively, obtain a variance (LDSO, 9.III.B.2).

2. Prior to plat signatures, submit a revised plat renaming the easement on the lots fronting Stephen Street "20' street maintenance, sidewalk & utility easement" [Land Development and Subdivision Ordinance, Chapter 7.II].
3. Prior to plat signatures, all turnarounds must comply with Table D103.4 Appendix D of the 2015 International Fire Code. Length (feet) of 151-500 requires a width of 20 feet and requires 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac.
4. Prior to plat signatures, a preliminary 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].

NOTE: Portions of this property are located in the FEMA regulated floodplain (Panel 48451C0485E, Zone AE). There are additional requirements for development and an approved Floodplain Development Permit must be received prior to the issuance of any building permit. Any development activities within this zone are prohibited until FEMA and COSA requirements are satisfied. [Ordinance Planning & Development Article 12.05; Land Development and Subdivision Ordinance, Chap 5, Sec VIII; Planning & Development]. Contact the City Engineer/Floodplain Administrator at 657-4201 for more information

The **Final Plat** is subject to the following **eight** conditions:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, submit a revised plat:
 - a. correcting spelling of Stephen Street; and,
 - b. rename the easement on the lots fronting Stephen Street "20' street maintenance, sidewalk & utility easement" [Land Development and Subdivision Ordinance, Chapter 7.II].
3. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along Stephen Street adjacent to the properties, located within 300 feet of a school. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Note: Prior to final occupancy, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk in accordance with the approved version of the sidewalk construction plan.

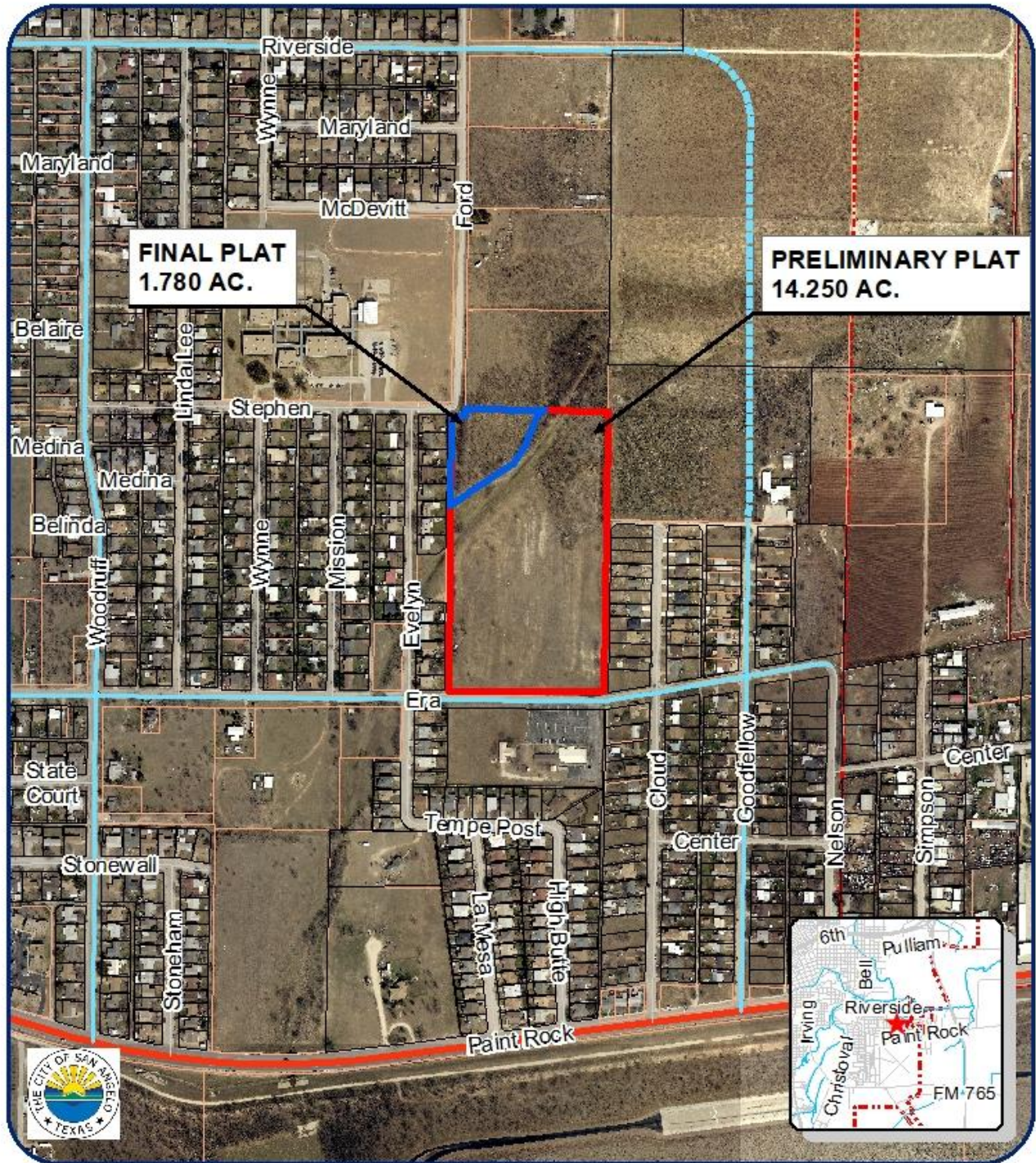
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development 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 required improvements to the Ford & Stephens St. intersection and extending Stephens St., including required sidewalk and pedestrian elements, by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. In this case, requiring construction of 26' of pavement and a 4' sidewalk). Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
7. Prior to plat recordation, all turnarounds must comply with Table D103.4 Appendix D of the 2015 International Fire Code. Length (feet) of 151-500 requires a width of 20 feet and requires 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac.
8. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].

NOTE: This property is located in the FEMA regulated floodplain (Panel 48451C0485E, Zone AE). There are additional requirements for development and an approved Floodplain

Development Permit must be received prior to the issuance of a building permit. Any development activities within this zone are prohibited until FEMA and COSA requirements are satisfied. [Ordinance Planning & Development Article 12.05; Land Development and Subdivision Ordinance, Chap 5, Sec VIII; Planning & Development] Contact the City Engineer/Floodplain Administrator at 657-4201 for more information

Attachments:

Aerial Map
Preliminary Plat
Final Plat
Variance Request




**Preliminary and Final Plats
 Citas Subdivisions**

Council District - Lucy Gonzales (SMD #4)
 Neighborhood: Belaire
 Scale: 1" approx. = 500 ft

NE of Bell St. and Paint Rock Rd.



Legend

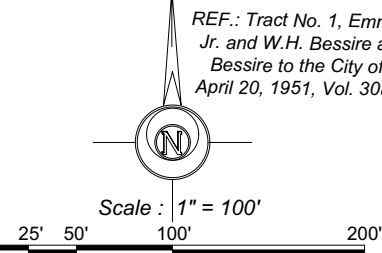
Subject Properties: 
 Current Zoning: **RS-1**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**

PRELIMINARY PLAT CITAS SUBDIVISION

City of San Angelo, Tom Green County, Texas

OWNER: Raul Reyes, Jr.

DESCRIPTION: Being 14.250 acres out of Christian Keizer Survey 164, Abstract No. 1556, Tom Green County, Texas and being the same 14.250 acre tract as described in Deed from Nuhome Constructors, LLC to Raul Reyes, Jr. dated June 21, 2021 and recorded as Instrument # 202110862 of the Official Public Records of Tom Green County, Texas.



Bearings and distances shown hereon are based on 14.250 acres, Nuhome Constructors, LLC to Raul Reyes, Jr., June 21, 2021, Instrument # 202110862, OPR, Tom Green County, Texas.

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

- LEGEND:**
- - Found 1/2" Iron Rod w/Cap
 - - Found 3/4" Iron Pipe
 - ⊙ - Found 1" Iron Pipe
 - ⦿ - Found Nail
 - ⊘ - Found 1" Car Axle
 - - Set 5/8" Iron Rod w/Cap
 - ⊕ - 20' Wide Access and Utility Easement

60 Single Family Lots
14.250 Acres Overall
8.237 Acres Single Family
1.942 Acres Street ROW
4.071 acres Tract A & B

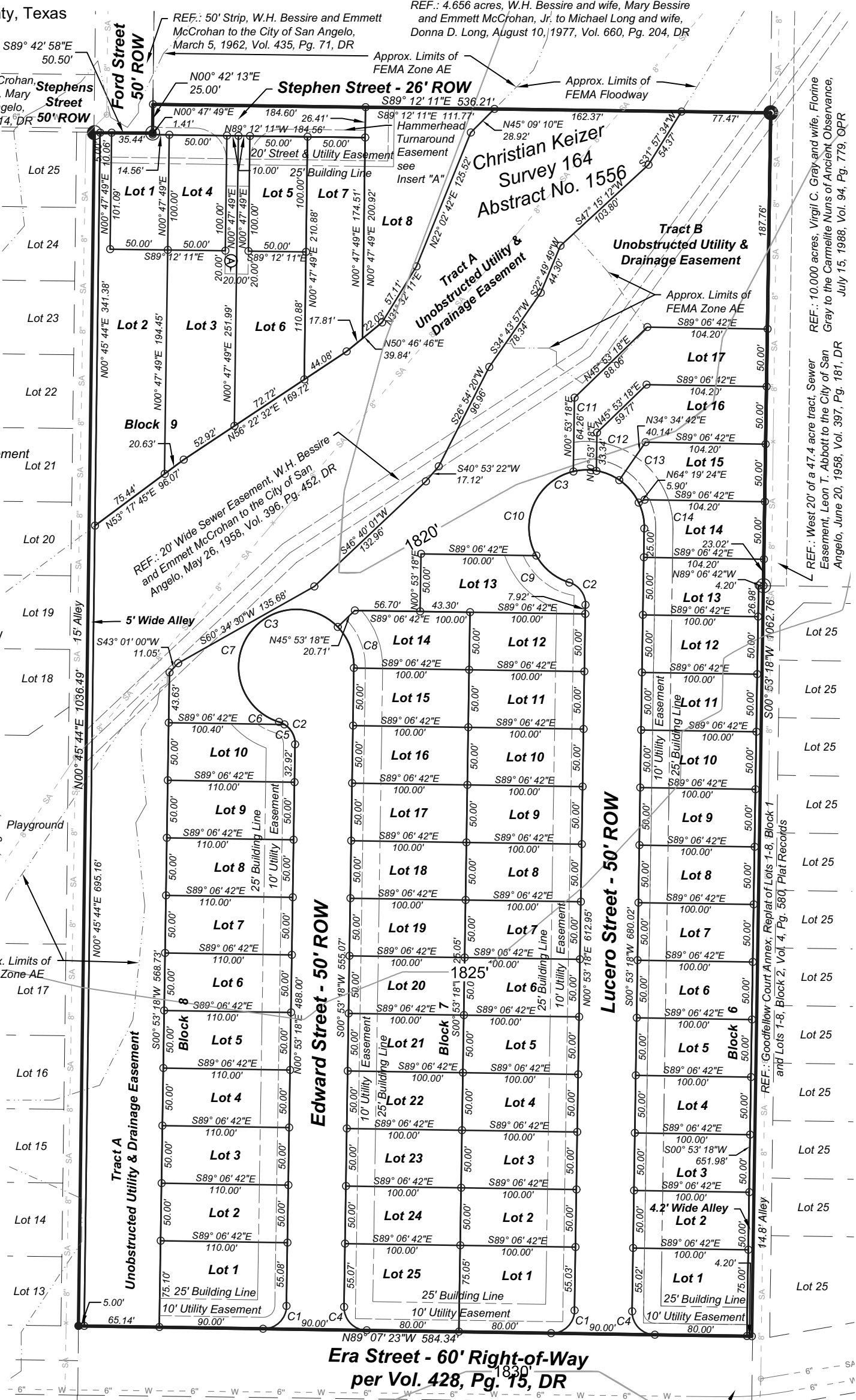
CITY PLANNING COMMISSION

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

By: _____
Chairman

By: _____
Secretary

Curve Table				
Radius	Angle	Length	Long Chord	
C1	20.00'	89°59'19"	31.41'	North 45°52'58" East 28.28'
C2	20.00'	73°23'54"	25.62'	North 35°48'39" West 23.90'
C3	50.00'	253°23'54"	221.13'	North 54°11'21" East 80.18'
C4	20.00'	90°00'41"	31.42'	South 44°07'02" East 28.29'
C5	20.00'	58°89'38"	20.48'	
C6	20.00'	14°44'16"	5.14'	
C7	50.00'	208°23'54"	181.86'	
C8	50.00'	45°00'00"	39.27'	
C9	50.00'	43°23'54"	37.87'	
C10	50.00'	105°48'02"	92.33'	
C11	50.00'	23°05'56"	20.16'	
C12	50.00'	24°47'26"	21.63'	
C13	50.00'	29°44'42"	25.96'	
C14	50.00'	26°33'54"	23.18'	

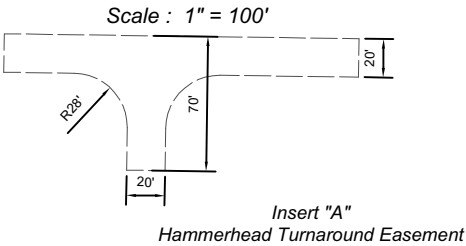


SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on August 4, 2022. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed of relied upon as a final survey document.

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

TBPLS Firm # 10.193.857
325.277.8682 www.wilde-eng.com



REF.: 10,000 acres, Virgil C. Gray and wife, Florine Gray to the Carmelite Nuns of Ancient Observance, July 15, 1988, Vol. 94, Pg. 779, OPR

REF.: West 20' of a 47.4 acre tract, Sewer Easement, Leon T. Abbott to the City of San Angelo, June 20, 1958, Vol. 397, Pg. 181, DR

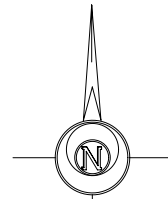
REF.: 4.00 acres, Emmett McCrohan, Jr., W.H. Bessire and wife, Mary Bessire to the Most Reverend John L. Morkovsky, D.D. Bishop of the Roman Catholic Diocese of Amarillo, July 31, 1959, Vol. 407, Pg. 505, DR

REF.: 60' Strip, W.H. Bessire and Emmett McCrohan to the City of San Angelo, June 14, 1961, Vol. 428, Pg. 15, DR

CITAS SUBDIVISION, SECTION 1

City of San Angelo, Tom Green County, Texas

OWNER: Raul Reyes, Jr.



Scale : 1" = 50'

0 12.5' 25' 50' 100'

Bearings and distances shown hereon are based on 14.250 acres, Nuhome Constructors, LLC to Raul Reyes, Jr., June 21, 2021, Instrument # 202110862, OPR, Tom Green County, Texas.

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

LEGEND:
 ● - Found 1" Iron Pipe
 ○ - Found Nail
 ○ - Set 5/8" Iron Rod w/Cap
 Ⓐ - 20' Wide Access and Utility Easement

CITY PLANNING COMMISSION

Approved for recording this ____ day
of _____, 20__

By: _____
Chairman

By: _____
Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day
of _____, 20__

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day
of _____, 20__

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Blake Wilde, 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 extraterritorial jurisdiction area of the City of San Angelo, Tom Green County, Texas.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on August 4, 2022. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed of relied upon as a final survey document.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759

WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682

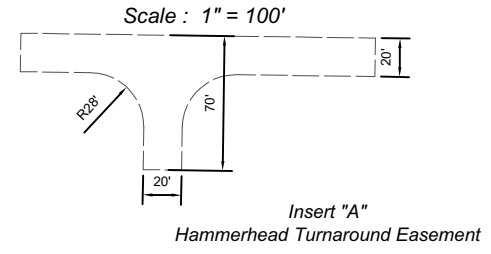
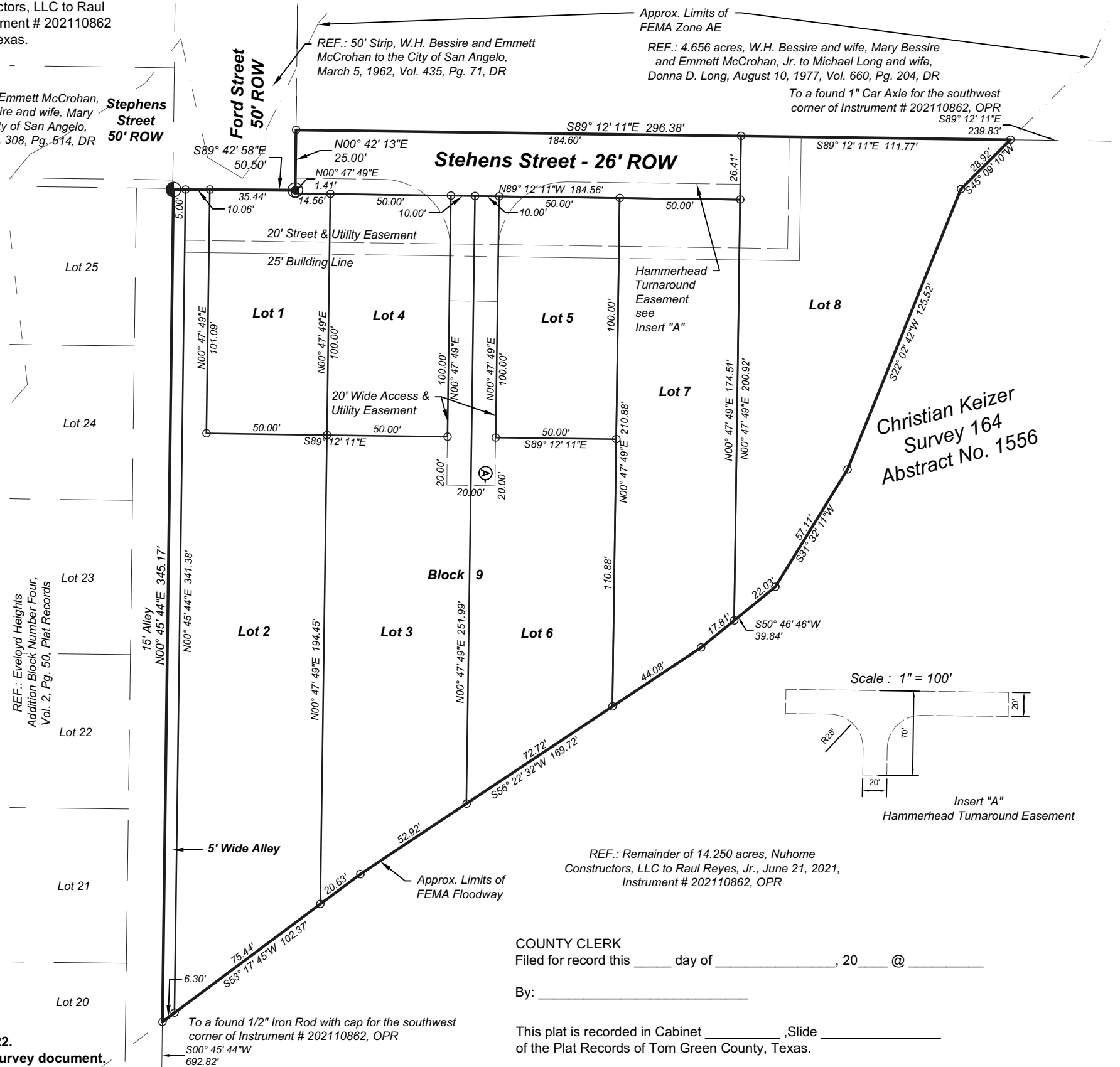
DESCRIPTION: Being 1.777 acres out of Christian Keizer Survey 164, Abstract No. 1556, Tom Green County, Texas and being out of a 14.250 acre tract as described in Deed from Nuhome Constructors, LLC to Raul Reyes, Jr. dated June 21, 2021 and recorded as Instrument # 202110862 of the Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
I, Raul Reyes, Jr., do hereby adopt this plat as a subdivision of my property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

Raul Reyes, Jr.

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Raul Reyes, Jr.

Notary Public, State of Texas



REF.: Remainder of 14.250 acres, Nuhome Constructors, LLC to Raul Reyes, Jr., June 21, 2021, Instrument # 202110862, OPR

COUNTY CLERK
Filed for record this ____ day of _____, 20__ @ _____
By: _____

This plat is recorded in Cabinet _____, Slide _____ of the Plat Records of Tom Green County, Texas.

Field Notes are recorded as Instrument No. _____ of the Official Public Records of Tom Green County, Texas.

TBPLS Firm # 10.193.857
www.wilde-eng.com

Section 3: Property Characteristics

Total Acreage of Proposed Subdivision/Resubdivision _____

Total Number of Lots Proposed _____

Existing Zoning:

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

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?* Yes No

**NOTE: if so, notification is required, and an additional notification fee is required.*

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

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

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

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

Are there existing structures on the property? Yes No

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

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

No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* Yes No

**NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 ½ miles of it..*

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

(Section 4 continues on next page)

Section 4, continued

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

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

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

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

Raul Reyes
Owner's Signature

08/03/2022
Date

Erica Wilde
Representative's Signature

Date

FOR OFFICE USE ONLY:

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

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

Completeness review passed? Yes _____ No _____
Date Date

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

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

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

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

Yes _____ No _____
Date Date

Approvals required for this application:

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

Date of Approval Expiration: _____

Date Recorded: _____



City of San Angelo, Texas - Planning Land Subdivision Application



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

Section 1: Basic Information

Citas Subdivision, Section 1

Proposed Subdivision Name

14.250 acres out of Christian Keizer Survey 164, Abstract No. 1556, Tom Green County, Texas

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

R000072974

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant:			
	Name	Phone Number	Email Address
Property Owner:	Raul Reyes, Jr.	520-360-7525	raulreyes-jr@hotmail.com
	Name	Phone Number	Email Address
Architect/Engineer/Design Professional:	Wilde Engineering, LLC, Blake Wilde	325-277-8682	blake@wilde-eng.com
	Name	Phone Number	Email Address

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

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

Section 3: Property Characteristics

1.780

8

Total Acreage of Proposed Subdivision/Resubdivision

Total Number of Lots Proposed

Existing Zoning:

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

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units? Yes No

*NOTE: if so, notification is required, and an additional notification fee is required.

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

- Vacant 1.780 Single-Family Residential _____ Office _____
- Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

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

- Vacant _____ Single-Family Residential 1.780 Office _____
- Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

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

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

No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ? Yes No

*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 1/2 miles of it.

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

(Section 4 continues on next page)


Section 4, continued

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


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

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

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



 Owner's Signature



 Representative's Signature

7-20-2022

 Date

7-20-2022

 Date

FOR OFFICE USE ONLY:

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

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

Completeness review passed? Yes _____ Date No _____ Date

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

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

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

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

Yes _____ Date No _____ Date

Approvals required for this application:

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

Date of Approval Expiration: _____

Date Recorded: _____

FINAL PLAT CHECKLIST

General Requirements

- Must be prepared in a clear and readable manner.
- All figures and letters shown must be plain, distinct, and of sufficient size.
- The paper copies submitted must be of sufficient quality so that all features are easily read.
- Shall generally conform to the preliminary plat, as approved by the City Planning Commission.
- A scale of one inch (1") to one hundred feet (100') shall be used, with a maximum sheet size of 18" x 24".
- Completed application & applicable fee.

Recording Requirements


- After approved, the Planning Division shall be furnished at least four positive copies of the approved plat;
 - two made of Mylar film .003" thick and with a matte finish on the front side, with the print on at least one film being a "black line" suitable for permanent recording, and
 - two made of paper.
- A certificate (not a tax receipt) from the Tom Green County Appraisal District will be provided, showing there to be no delinquent taxes upon the property to be subdivided.
- The applicant or a representative shall notify the Planning Division within seven calendar days of the date of recording, providing all appropriate recording data.

Each final plat shall contain the following information:

- The proposed name of the subdivision, which must not replicate or be similar to an existing subdivision.
- The names of the owners of all property being subdivided, all of which must appear beneath the proposed name or title of the subdivision.
- Orientation with north toward the top of the sheet, with a north arrow.
- Numerical or written scale and graphic scale.
- Location of subdivision by city, county and state.
- Location of the subdivision with respect to an original survey corner, together with reference to a corner in a recorded subdivision, if applicable, or satisfactory locatable title data, all by courses and distances.
- The boundaries of each adjoining street, alley, easement, lot or tract, shown by dotted or dashed lines.

- Sufficient relocation data, in order to reproduce the subdivision on the ground, shall be shown.
- Approved name and right-of-way width of each proposed street within the subdivision.
- The location, dimensions and purposes of any easements or other rights-of-way within or adjoining the proposed subdivision.
- Identification of each lot and block by letter or number.
- Building setback lines from street-side boundaries, where applicable, and shown by dotted or dashed lines.
- Boundary lines and identity of open spaces shall be shown.
- The description of all corners/monuments found or set to mark the lot or block corners or curve points, preferably in legend form.
- A statement as to the origin of the bearings.
- A certificate of ownership and dedication of all streets, alleys, parks and playgrounds to be dedicated for public use forever, signed and acknowledged before a notary public, by the owner of land.
- A complete and accurate description of the land being subdivided, including the name and survey number.
- Existing structures on the property (that are to remain) shall be shown on a separate copy of the plat or on a separate scale drawing, so that compliance with minimum required building setbacks can be assessed.
- Certificate of the Registered Public Surveyor who surveyed the subdivision and created the plat and who monumented the required corners shall be on the face of the plat. The signature and seal of said Registered Public Surveyor must be affixed to all plats and descriptions for which he/she is responsible.
- Location for filing information of plat and all related field notes or instrument numbers.
- Signature blocks shall be provided on said plat as shown on the following page(s).

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.



Applicant

7-20-2022
Date

**PLANNING COMMISSION – AUGUST 15, 2022
STAFF REPORT (PP22-09 & FP22-06)**



APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		Citas Subdivision, Preliminary Plat, and Citas Subdivision, Section 1	
SYNOPSIS:			
<p>The applicant has submitted a preliminary and final plat for vacant land for single-family homes. The preliminary plat is for entire 14.250-acre tract for 60 new subdivision lots, and the final plat is for 8 lots at the northwest corner of the property. All lots comply with the minimum width, depth, and area, for new single-family homes in the RS-1 (Single-Family Residential) Zoning District. Three new local streets will be created as part of the preliminary plat and will meet the minimum requirements. One of these streets, an easterly extension of Stephen Street, is part of the final plat to provide access to the 8 new lots. A utility and drainage easement has been provided in the middle of the property, which is part of a FEMA floodway. Sidewalks are required for lots along Stephen Street. The applicant has applied for a variance to not provide a stub-out to the east.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northeast of Bell Street and Paint Rock Road		30.98 acres out of the J. S. Stooksberry Survey No. 8, Abstract Nos. 8108 and 8238	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD# 4: Lucy Gonzales Neighborhood: Belaire	RS-1	N - Neighborhood	Preliminary: 14.250 acres Final: 1.780 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Stephen Street (local) – required: 25’ ROW incremental half, minimum 26’ paving; provided: 26’ ROW, 26’ paving; Edward and Lucero Streets (local) – required 50’ ROW, 40’ or 36’ with sidewalk on one side; provided: 50’ ROW, 40’ to be paved 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Preliminary Plat; APPROVAL of a variance from Chapter 9.III.B.2 of the LSDO to not require continuation of a street (stub-out) through the Preliminary Plat to the adjacent property to the east; and APPROVAL of the Final Plat.			
PROPERTY OWNER/PETITIONER:			
Owner: Raul Reyes, Jr. Agent: Wilde Engineering, LLC, Blake Wilde			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

VariANCES: The applicant has submitted a variance request for the preliminary plat from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance (LDSO) to not require continuation of a street (stub-out) through the Preliminary Plat to the adjacent property to the east. The purpose of this section is to ensure convenient movement of traffic, fire protection, and provision of utilities. 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 applicant believes no additional street stub-out should be provided because this area is part of the FEMA floodway and would require construction of a bridge. Planning Staff agree that the FEMA floodway provides a hindrance to an easterly street connection. Given the location of the floodway, it is anticipated that access to the property to the east will be provided instead by a northerly extension of Cloud Avenue and Goodfellow Avenue which end just south of this 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 FEMA floodway cutting the property in half is a unique circumstance that is not applicable to most other property.
3. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**
Staff agrees with the applicant that construction over a FEMA floodway would be cost prohibitive.
4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.**
The variance would not significantly vary applicable ordinances. The plat still provides three new streets with access to each of the lots. All of the lots and proposed streets comply with the minimum standards in the zoning and subdivision ordinances respectively.

Recommendations:

Staff recommends **APPROVAL** of the Preliminary Plat; **APPROVAL** of a variance from Chapter 9.III.B.2 of the LDSO to not require continuation of a street (stub-out) through the Preliminary Plat to the adjacent property to the east; and **APPROVAL** of the Final Plat.

The **Preliminary Plat** is subject to the following **four** conditions of approval:

1. Prior to plat signatures, provide a stub-out showing a street extension connecting to the property to the east. Alternatively, obtain a variance (LDSO, 9.III.B.2).

2. Prior to plat signatures, submit a revised plat renaming the easement on the lots fronting Stephen Street "20' street maintenance, sidewalk & utility easement" [Land Development and Subdivision Ordinance, Chapter 7.II].
3. Prior to plat signatures, all turnarounds must comply with Table D103.4 Appendix D of the 2015 International Fire Code. Length (feet) of 151-500 requires a width of 20 feet and requires 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac.
4. Prior to plat signatures, a preliminary 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].

NOTE: Portions of this property are located in the FEMA regulated floodplain (Panel 48451C0485E, Zone AE). There are additional requirements for development and an approved Floodplain Development Permit must be received prior to the issuance of any building permit. Any development activities within this zone are prohibited until FEMA and COSA requirements are satisfied. [Ordinance Planning & Development Article 12.05; Land Development and Subdivision Ordinance, Chap 5, Sec VIII; Planning & Development]. Contact the City Engineer/Floodplain Administrator at 657-4201 for more information

The **Final Plat** is subject to the following **eight** conditions:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, submit a revised plat:
 - a. correcting spelling of Stephen Street; and,
 - b. rename the easement on the lots fronting Stephen Street "20' street maintenance, sidewalk & utility easement" [Land Development and Subdivision Ordinance, Chapter 7.II].
3. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along Stephen Street adjacent to the properties, located within 300 feet of a school. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Note: Prior to final occupancy, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of the sidewalk in accordance with the approved version of the sidewalk construction plan.

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 required improvements to the Ford & Stephens St. intersection and extending Stephens St., including required sidewalk and pedestrian elements, by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. In this case, requiring construction of 26' of pavement and a 4' sidewalk). Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
7. Prior to plat recordation, all turnarounds must comply with Table D103.4 Appendix D of the 2015 International Fire Code. Length (feet) of 151-500 requires a width of 20 feet and requires 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac.
8. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].

NOTE: This property is located in the FEMA regulated floodplain (Panel 48451C0485E, Zone AE). There are additional requirements for development and an approved Floodplain

Development Permit must be received prior to the issuance of a building permit. Any development activities within this zone are prohibited until FEMA and COSA requirements are satisfied. [Ordinance Planning & Development Article 12.05; Land Development and Subdivision Ordinance, Chap 5, Sec VIII; Planning & Development] Contact the City Engineer/Floodplain Administrator at 657-4201 for more information

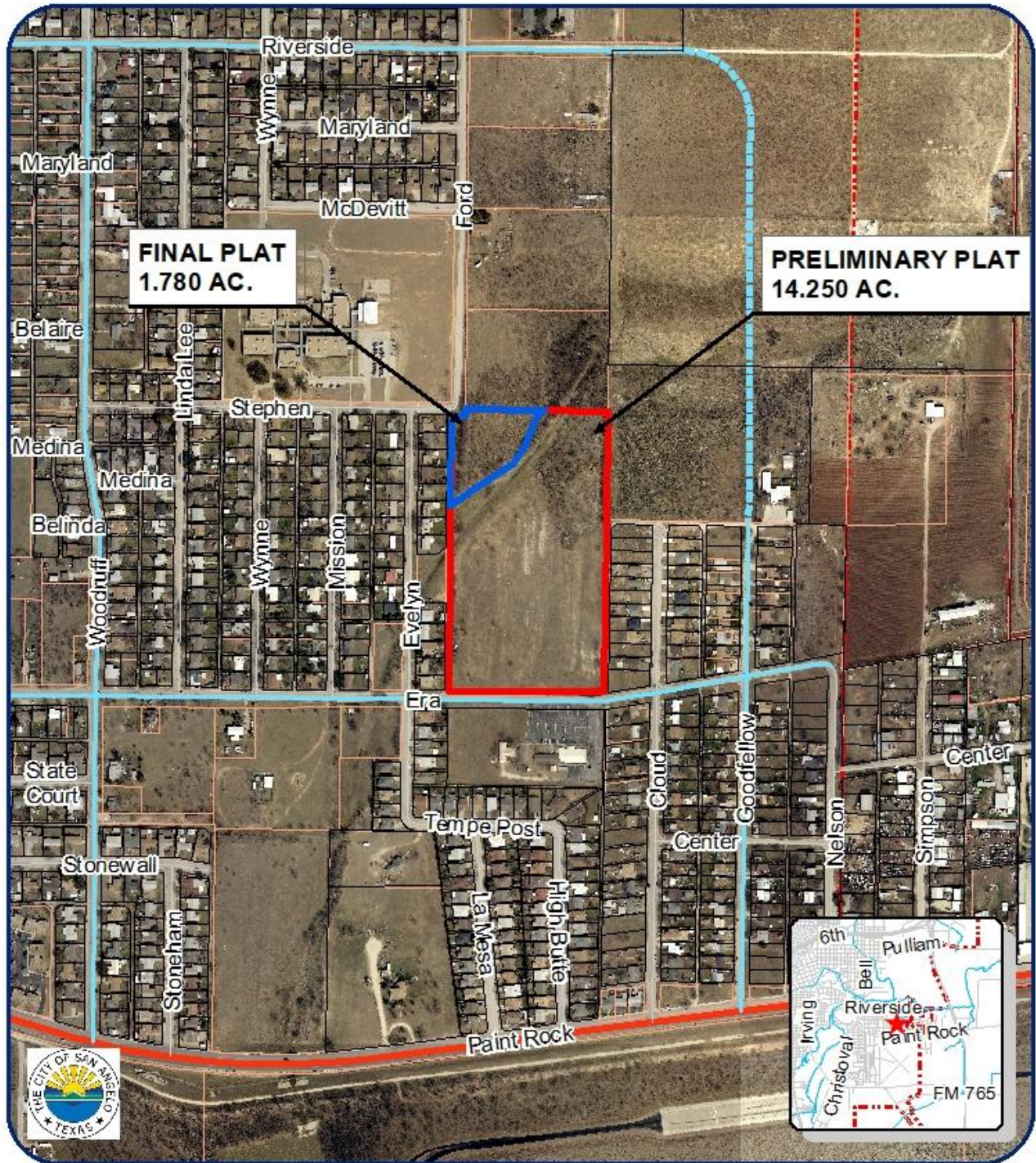
Attachments:

Aerial Map

Preliminary Plat

Final Plat

Variance Request




**Preliminary and Final Plats
 Citas Subdivisions**

Council District - Lucy Gonzales (SMD #4)
 Neighborhood: Belaire
 Scale: 1" approx. = 500 ft

NE of Bell St. and Paint Rock Rd.



Legend

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

PRELIMINARY PLAT CITAS SUBDIVISION

City of San Angelo, Tom Green County, Texas
 OWNER: Raul Reyes, Jr.



Bearings and distances shown hereon are based on 14,250 acres, Nuhome Constructors, LLC to Raul Reyes, Jr., June 21, 2021, Instrument # 202110862, OPR, Tom Green County, Texas.

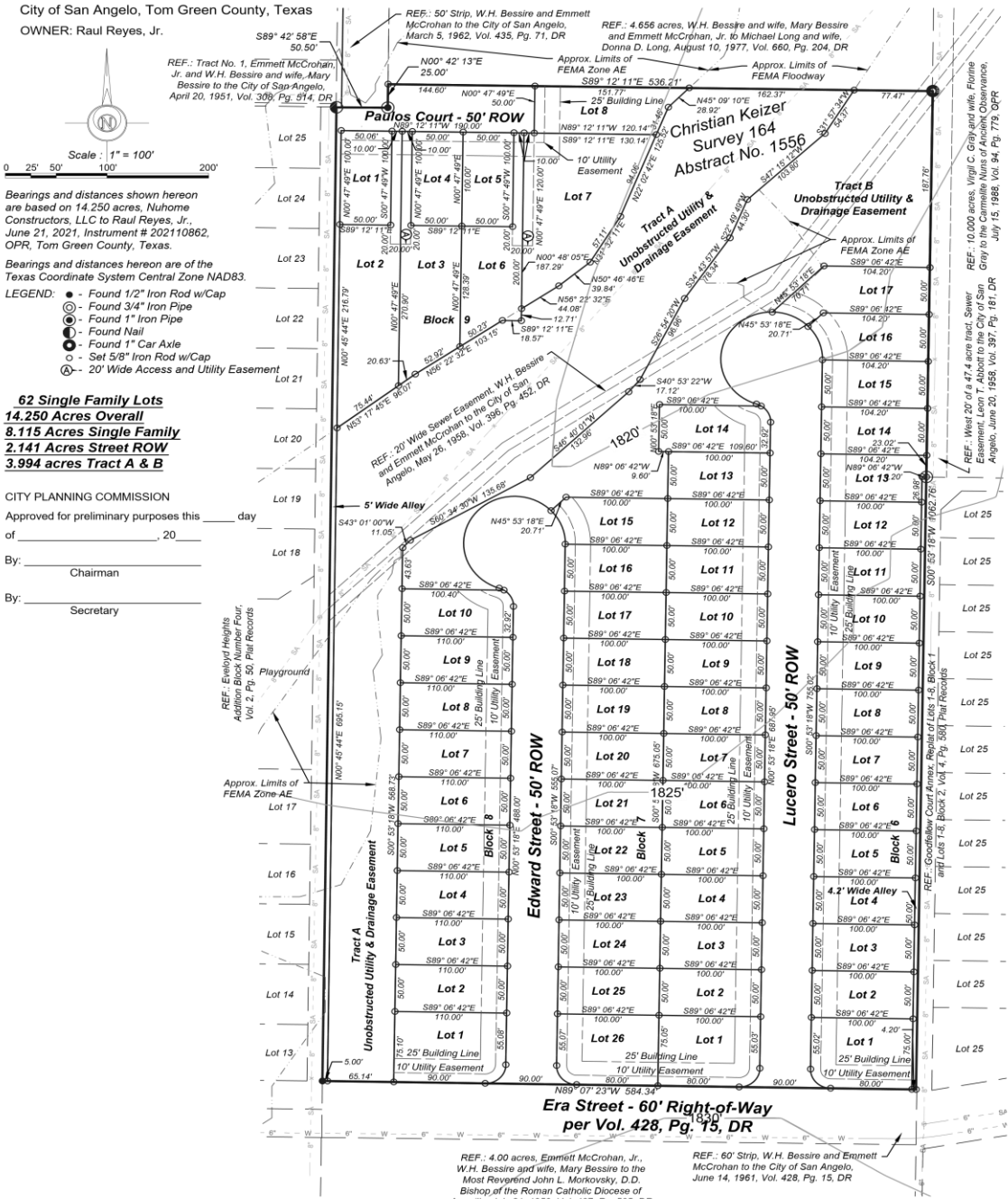
Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.

- LEGEND:
- Found 1/2" Iron Rod w/Cap
 - Found 3/4" Iron Pipe
 - Found 1" Iron Pipe
 - Found Nail
 - Found 1" Car Axle
 - Set 5/8" Iron Rod w/Cap
 - ⊖ 20' Wide Access and Utility Easement

62 Single Family Lots
14,250 Acres Overall
8,115 Acres Single Family
2,141 Acres Street ROW
3,994 acres Tract A & B

CITY PLANNING COMMISSION
 Approved for preliminary purposes this _____ day
 of _____, 20____
 By: _____ Chairman
 By: _____ Secretary

DESCRIPTION: Being 14,250 acres out of Christian Keizer Survey 164, Abstract No. 1556, Tom Green County, Texas and being the same 14,250 acre tract as described in Deed from Nuhome Constructors, LLC to Raul Reyes, Jr. dated June 21, 2021 and recorded as Instrument # 202110862 of the Official Public Records of Tom Green County, Texas.



SURVEYOR'S CERTIFICATE
 Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on July 20, 2022.
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed of relied upon as a final survey document.

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

TBPLS Firm # 10,193,857
 www.wilde-eng.com

PLANNING COMMISSION
Preliminary Plat and Final Plat, Citas Subdivision
August 15, 2022

**CITAS SUBDIVISION,
SECTION 1**

City of San Angelo, Tom Green County, Texas
OWNER: Raul Reyes, Jr.

DESCRIPTION: Being 1,780 acres out of Christian Keizer Survey 164, Abstract No. 1556, Tom Green County, Texas and being out of a 14,250 acre tract as described in Deed from Mulhorne Constructors, LLC to Raul Reyes, Jr. dated June 21, 2021 and recorded as Instrument # 202110882 of the Official Public Records of Tom Green County, Texas.

0 12.5' 25' 50' 100'
Scale 1" = 50'



Bearings and distances shown hereon are based on 14,250 acres, Mulhorne Constructors, LLC to Raul Reyes, Jr., June 21, 2021, Instrument # 202110882, OPR, Tom Green County, Texas.

Bearings and distances hereon are of the Texas Coordinate System Central Zone MAD83

LEGEND: Found Nail
 Set 5/8" Rod w/Cap
 20' Wide Access and Utility Easement

CITY PLANNING COMMISSION
Approved for recording this _____ day of _____, 20__

By: _____ Chairman

By: _____ Secretary

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

By: _____ Director of Water Utilities

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

By: _____ Director of Public Works

SUPERVISOR CERTIFICATE
I, _____ Supervisor of Public Works, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the 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 platified has within the extrajudicial jurisdiction area of the City of San Angelo, Texas.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on July 20, 2022. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759

WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682 www.wilde-eng.com

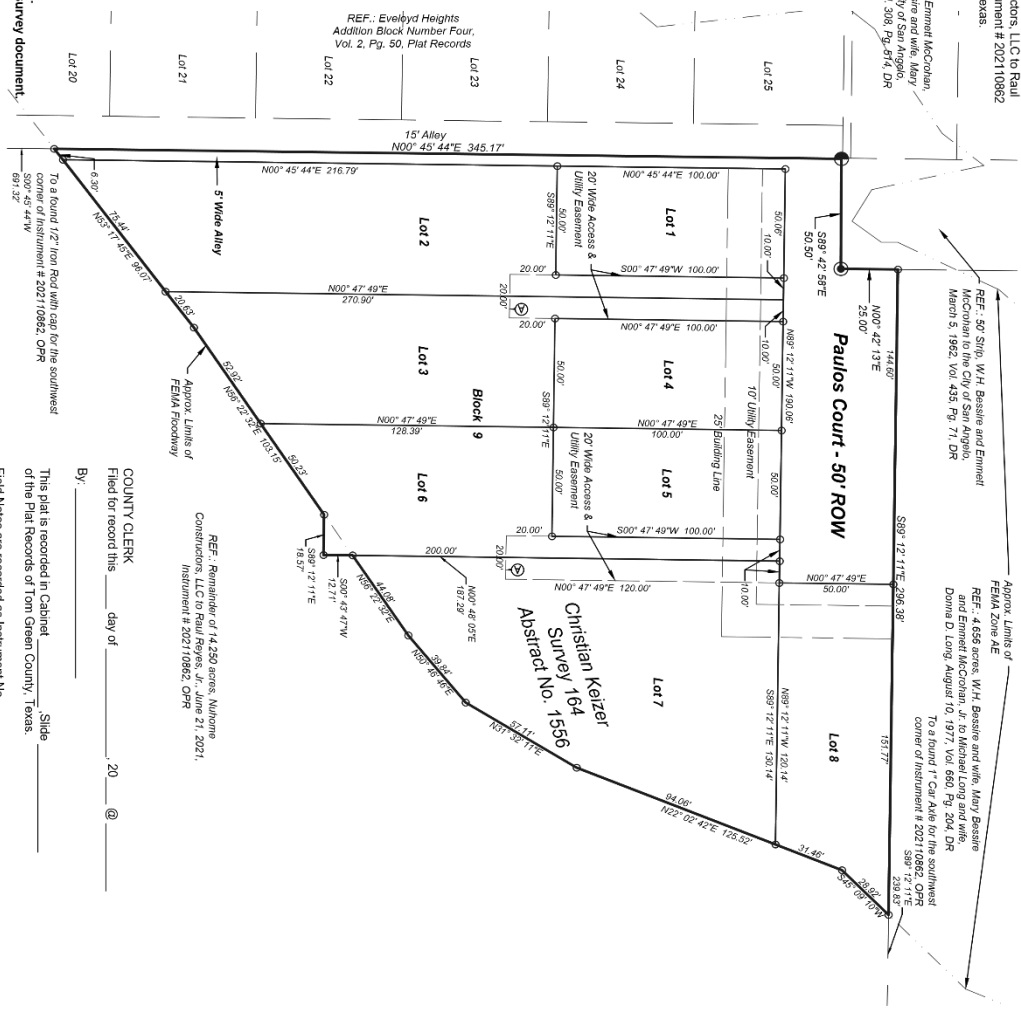
ACKNOWLEDGEMENT/DEDICATION
I, Raul Reyes, Jr., do hereby adopt this plat as a subdivision of my property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ day of _____, 20__
by Raul Reyes, Jr.
Notary Public, State of Texas

REF.: Tract No. 1, Ernest McCollum, Bessie and wife, Mary Bessie to Raul Reyes, Jr., dated April 20, 1951, Vol. 388, Pg. 674, DR

REF.: 50' Strip, W/H Bessie and Ernest McCollum to the City of San Angelo, March 5, 1982, Vol. 435, Pg. 71, DR

Approx. Limits of FEMA Zone AE
REF.: 4.656 acres, W/H Bessie and wife, Mary Bessie and Ernest McCollum, J. D. Michael Long and wife, Danna D. Long, August 10, 1944, Vol. 174, Pg. 104, filed for the southwest corner of Instrument # 202110882, OPR, S89° 12' 11"E, 209.82'



COUNTY CLERK
Filed for record this _____ day of _____, 20__ @ _____
By: _____
This plat is recorded in Cabinet _____, Slide _____ of the Plat Records of Tom Green County, Texas.
Field Notes are recorded as Instrument No. _____ of the Official Public Records of Tom Green County, Texas.

TRRS Form # 10.193.857
www.wilde-eng.com

Section 3: Property Characteristics

14.250 69

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

Existing Zoning:

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

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

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

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

Vacant 14.250 Single-Family Residential _____ Office _____

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

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

Vacant _____ Single-Family Residential 14.250 Office _____

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

Are there existing structures on the property? Yes No

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

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: 9.III.B.2

Full variance requested Partial variance requested (proposed variation from standard): Applicant requests a variance be granted to not require them to provide a roadway stub-out to the east adjacent property.

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

The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.
The granting of this variance will in no way be detrimental to the public safety or welfare, or be injurious to the other property.

The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
A stub-out is required so that when the adjacent property develops, there will be a continuous roadway through each property. The adjacent property to the east currently does not have a roadway going east-west. The developed areas have roads going north and south. The only infrastructure going east west is an alley. Any development on the eastern property will be the northern portion. To put a continuous roadway from the applicant's property through the eastern property would require a large bridge structure across the existing FEMA drainageway.

(Section 4 continues on next page)

Section 4, continued

Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.
In order to follow the ordinance listed above, there would have to be a large bridge structure going across an existing FEMA drainage way, due to the existing topographical conditions. The FEMA flood study, and design of a bridge structure, along with the construction of said structure would cause a large financial hardship, thus making this property undevelop-able.

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

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.II of the Subdivision Ordinance.

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

<u>Raul Reyes</u> Owner's Signature	08/03/2022 Date
<u>Erica Wilds</u> Representative's Signature	08/03/2022 Date

FOR OFFICE USE ONLY:

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

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

Completeness review passed? Yes _____ No _____
Date Date

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

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

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

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

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

Date of Approval Expiration: _____

Date Recorded: _____




STAFF REPORT - Z22-17

Scheduled Hearings:

Planning Commission: August 15, 2022

City Council 1st reading: September 22, 2022

City Council 2nd reading: October 4, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-17: 1826 Magnolia Street	
SYNOPSIS:			
The applicant recently demolished an existing manufactured home on the property and plans to erect a new single-family home. He requires a rezoning because the current Manufactured Housing Subdivision (MHS) zone does not allow a single-family home.			
LOCATION:		LEGAL DESCRIPTION:	
Northeast of N. Bell Street and H. Houston Harte Expressway		Being 6.9 acres in the A. B. & M. Survey No. 3, Abstract No. 24.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Paulann Neighborhood	MHS	N – Neighborhood	0.149 acres
NOTIFICATIONS:			
14 notifications for Z22-17 were mailed within a 200-foot radius on August 1, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL to rezone the property from the Manufactured Housing Subdivision (MHS) Zoning District to the Single-Family Residential (RS-1) Zoning District, being 0.149 acres located at 1826 Magnolia Street.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner/Petitioner: Mr. Baltazar Cervantes</i>			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The property to be rezoned RS-1 is designated “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”. Adding a new-single home on this property is consistent with this policy.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The property is the last property in a large block that was rezoned from RS-1 to MHS in 2009 (Z09-09). The zone change was initiated at that time by the City’s Planning Commission at the request of a citizen to revitalize the area. In the staff report for this case, it was noted that changing to the MHS district may encourage new housing as development of single-family homes has not occurred. ***Staff researched all 52 lots subject to the initial rezoning and found only one new manufactured home was built after the zone change on 1736 Magnolia Street in 2013. Given that the subject property was initially zoned for single-family homes; that only one new manufactured home was built in this block since the zone change; and that the property is located at the end of the MHS-zoned block next to another single-family home, Staff recommends approval of the zone change back to MHS.*** The RS-1 zone requires a minimum lot area of 5,000 square feet, minimum lot width of 50 feet, and minimum lot depth of 100 feet. The property comprises of two separately platted lots, each 25’ x 130’. The Subdivision Ordinance allows the applicant to enter into a unity agreement with the City to tie the two lots together as one without having to replat. The applicant is required to enter into this agreement with the City before Council takes action on the rezoning.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** Staff believes the zone change is compatible with the surrounding area which is mainly single-family homes, and for the reasons above.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The property remains vacant and there has only been new manufactured home in this area since the block was rezoned for this use in 2009.
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 at time of permitting.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Staff believes there is a need for more residential construction of all types, and rezoning the property to RS-1 is consistent with the Neighborhood designation in the Comprehensive Plan and the overall development pattern and zoning in the area.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property will continue to have frontage onto Magnolia Street, even after the lots are combined through the unity agreement.

Staff recommends **APPROVAL** to rezone the property from the Manufactured Housing Subdivision (MHS) Zoning District to the Single-Family Residential (RS-1) Zoning District, being 0.149 acres located at 1826 Magnolia Street.

Note:

The applicant is required to enter into a unity agreement with the City before Council takes action on the rezoning tying the two lots together.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos
Application



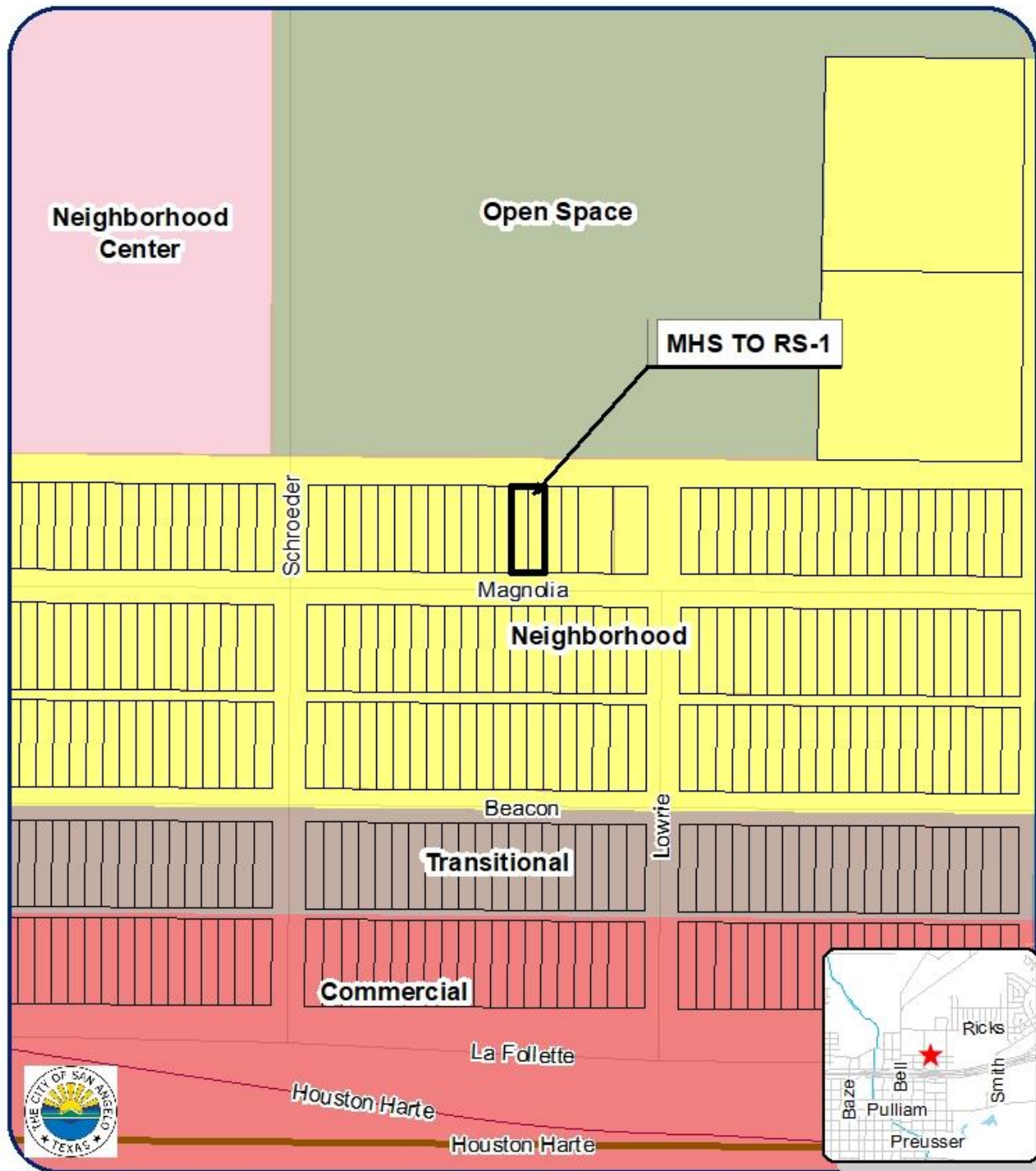
Zone Change
Z22-17: 1826 Magnolia St.
 Council District 4 - Luzu Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 200 ft

NE of Bell St. and H. Harte Expressway



Legend

- Subject Properties:
- Current Zoning: **MHS**
- Requested Zoning Change: **RS-1**
- Vision: **Neighborhood**



Zone Change


Z22-17: 1826 Magnolia St.

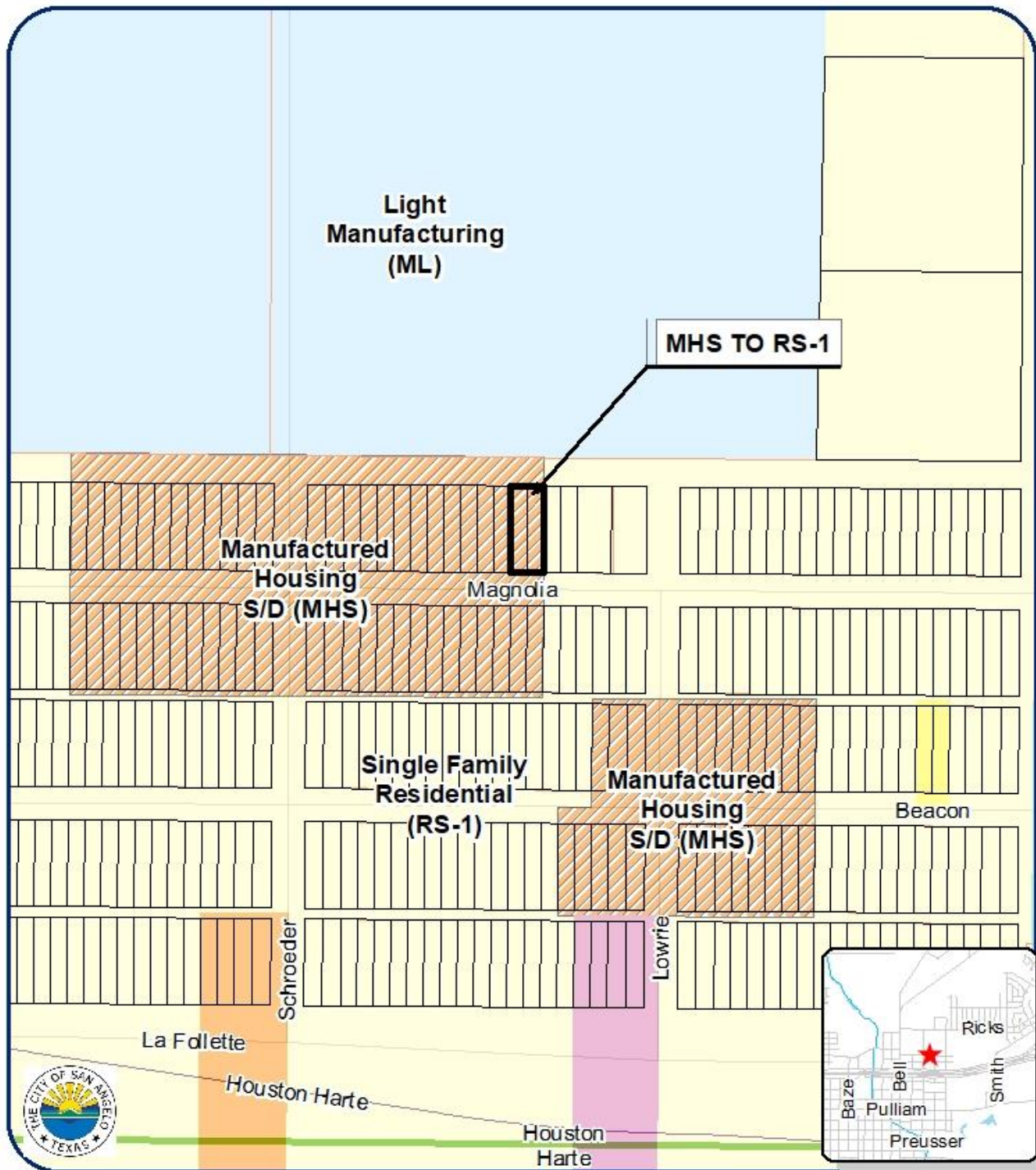
Council District 4 - Luzy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 200 ft

NE of Bell St. and H. Harte Expressway



Legend

Subject Properties: 
 Current Zoning: **MHS**
 Requested Zoning Change: **RS-1**
 Vision: **Neighborhood**




Zone Change
Z22-17: 1826 Magnolia St.

Council District 4 - Luzu Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 200 ft

NE of Bell St. and H. Harte Expressway



Legend

Subject Properties: 
 Current Zoning: **MHS**
 Requested Zoning Change: **RS-1**
 Vision: **Neighborhood**

Photos of Site and Surrounding Area

NORTH AT PROPERTY



EAST



WEST



SOUTH



1726 MAGNOLIA (IMMEDIATELY WEST)



1805 MAGNOLIA (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): Baltasar Cervantes

Owner Representative (Notarized Affidavit Required)

Mailing Address: 1817 Beacons + San Angelo TX 76905
325-213-6337

Contact Phone Number: 1826 Magnolia San Angelo TX 76905
 Contact E-mail Address: _____

Subject Property Address: Acres: 0.150 Lot 7+8 Blk 3, Sust: Arvocate Addition

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

Existing Zoning: MHS Proposed Zoning: RS4 Lot size: 0.150

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

Section 2: Site Specific Details

Existing Use of Property: trailer house/mobile home lots.
Currently vacant lot

*Proposed Use of Property: build new construction home

*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.

Baltasar Cervantes

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: 7, 5, 22

Case No.: Z _____ -- _____

Fully-dimensional site plan:

Nonrefundable fee: \$ 645.00

Receipt #: _____ Date paid: 7, 5, 22

Sign Deposit \$37.50 20.00

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: ____/____/____



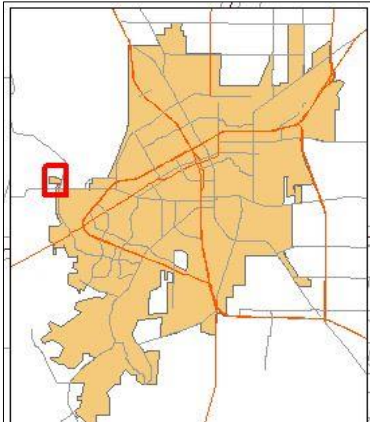
STAFF REPORT - Z22-18

Scheduled Hearings:

Planning Commission: August 15, 2022

City Council 1st reading: September 22, 2022

City Council 2nd reading: October 4, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-18: Northwest of Arden Rd. / F.M. 2288	
SYNOPSIS:			
On August 2, 2022, City Council accepted a petition to annex the subject 6.9 acres into the City Limits. This request to zone the property to Single-Family Residential (RS-1) accompanies the annexation, allowing single-family homes to be built on the property after annexation. The Planning Commission approved an associated preliminary and final plat for Arden Heights which includes this property on its western end.			
LOCATION:		LEGAL DESCRIPTION:	
Northwest corner of Arden Road / F.M. 2288		Being 6.9 acres in the A. B. & M. Survey No. 3, Abstract No. 24.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bluffs Neighborhood	N/A	N – Neighborhood	6.9 acres
NOTIFICATIONS:			
One notification for Z22-18 were mailed within a 200-foot radius on August 1, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL to zone the property to the Single-Family Residential (RS-1) Zoning District associated with an annexation, being 6.9 acres located northwest of Arden Rd/F.M. 2288.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owners: West Texas Land Guys</i> Petitioner: Russell Gully, P.E., RLS, SKG Engineering, LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The property to be rezoned RS-1 is designated “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.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** This area is part of a future subdivision, Arden Heights, Section One. The plat shows this annexed area to include 65’ by 100’ lots which exceed the minimum 50’ by 100’ lot size in the RS-1 zone and would therefore comply.
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. This area will be a logical extension from future subdivision development to the east connecting to Arden Road through a future street, Bosque Drive.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The property remains unannexed, vacant land. Approval of the zoning will allow the applicant to build new single-family homes and connect to city services.
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 more residential construction consistent with the Neighborhood designation in the 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.** As indicated, a new

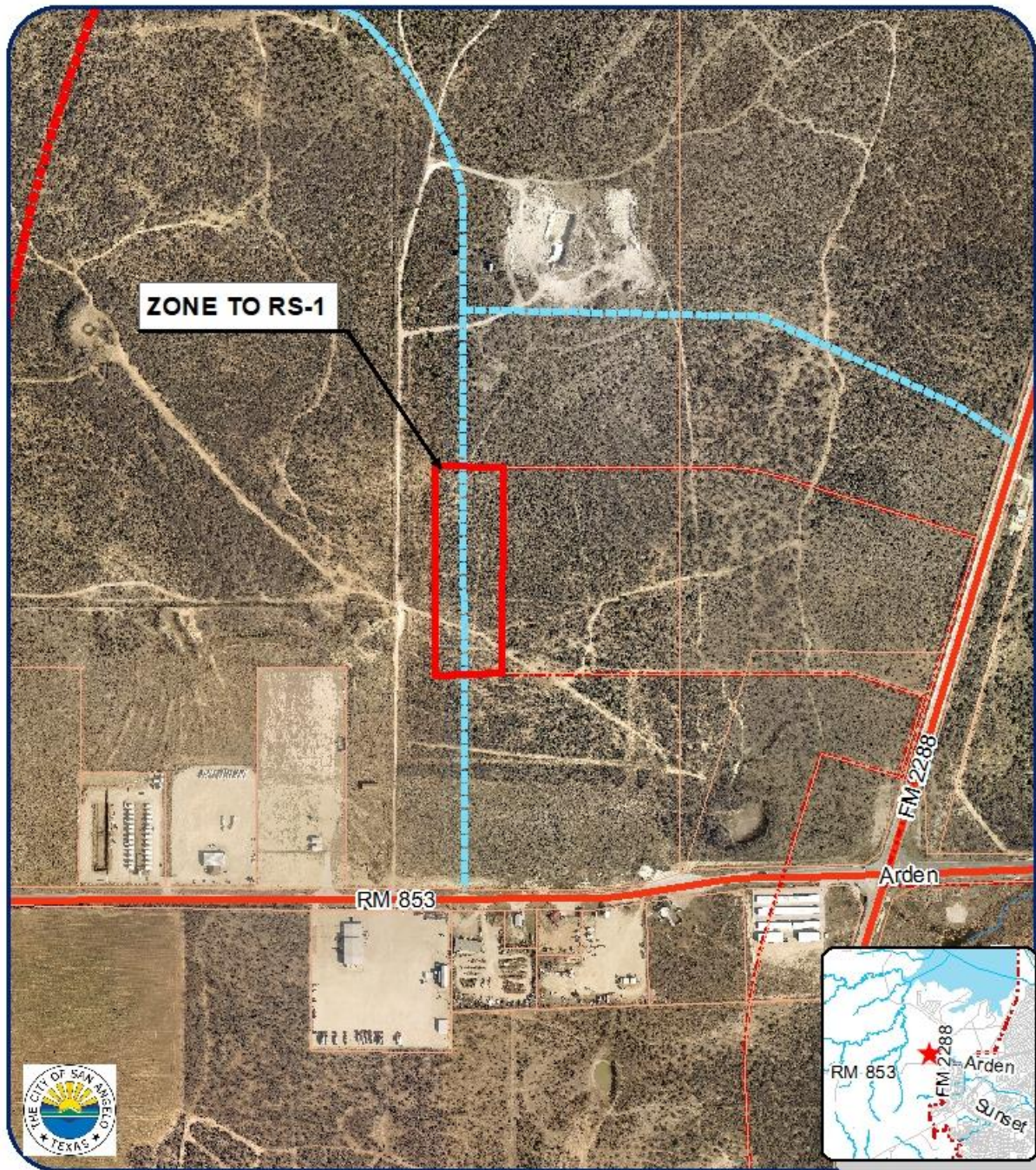
local street is planned that will run east-west and connect the properties to F.M. 2288.

Recommendation:

Staff recommends **APPROVAL** to zone the property to the Single-Family Residential (RS-1) Zoning District associated with an annexation, being 6.9 acres located northwest of Arden Rd/F.M. 2288.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos
Proposed Area
Application



Zone Change


Z22-18: NW of Arden Rd/F.M. 2288

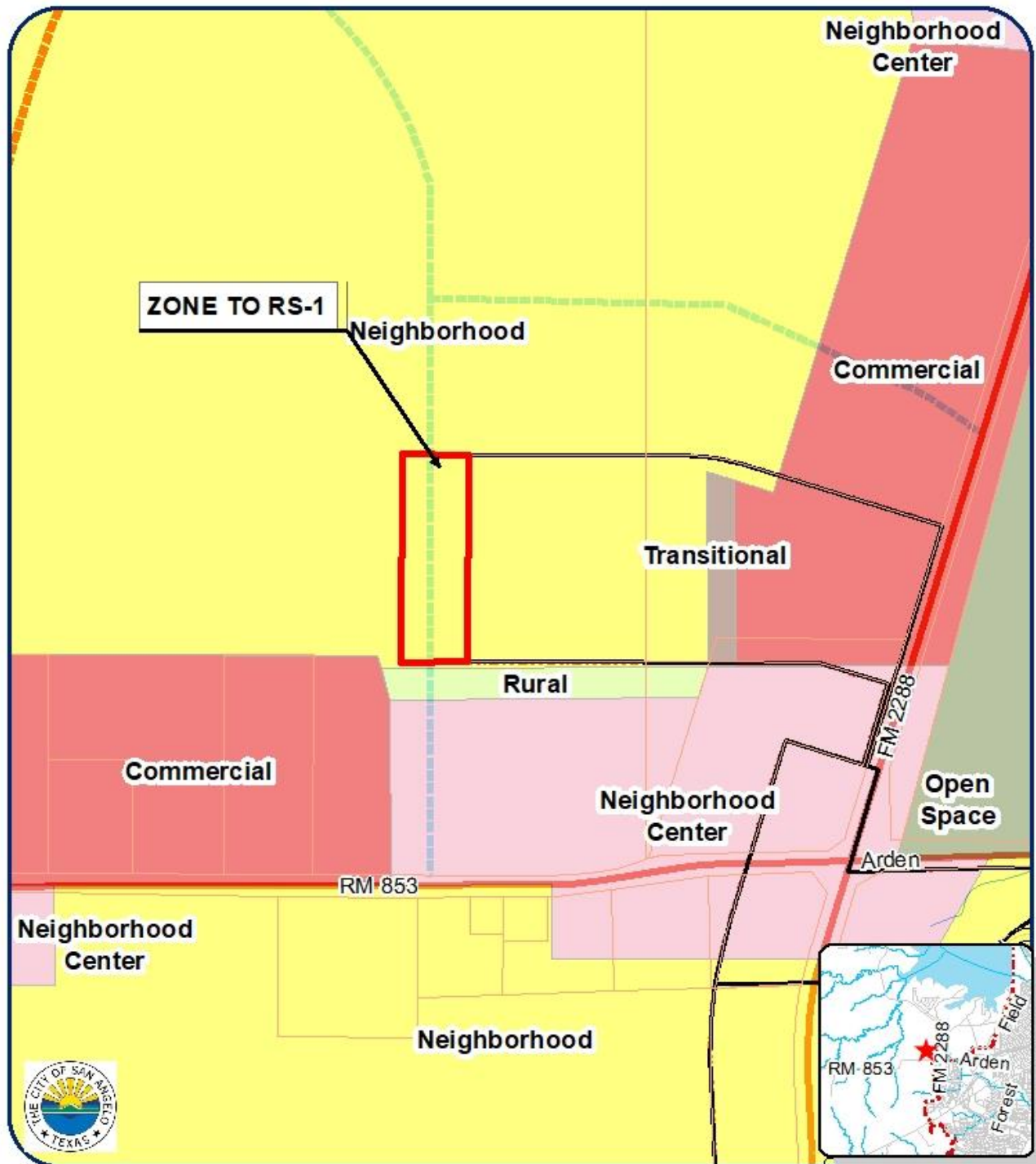
Council District 6 - Larry Miller
Neighborhood: Bluffs
Scale: 1" approx. = 625 ft

NW of Arden Rd/FM 1288



Legend

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



Zone Change


Z22-18: NW of Arden Rd/F.M. 2288

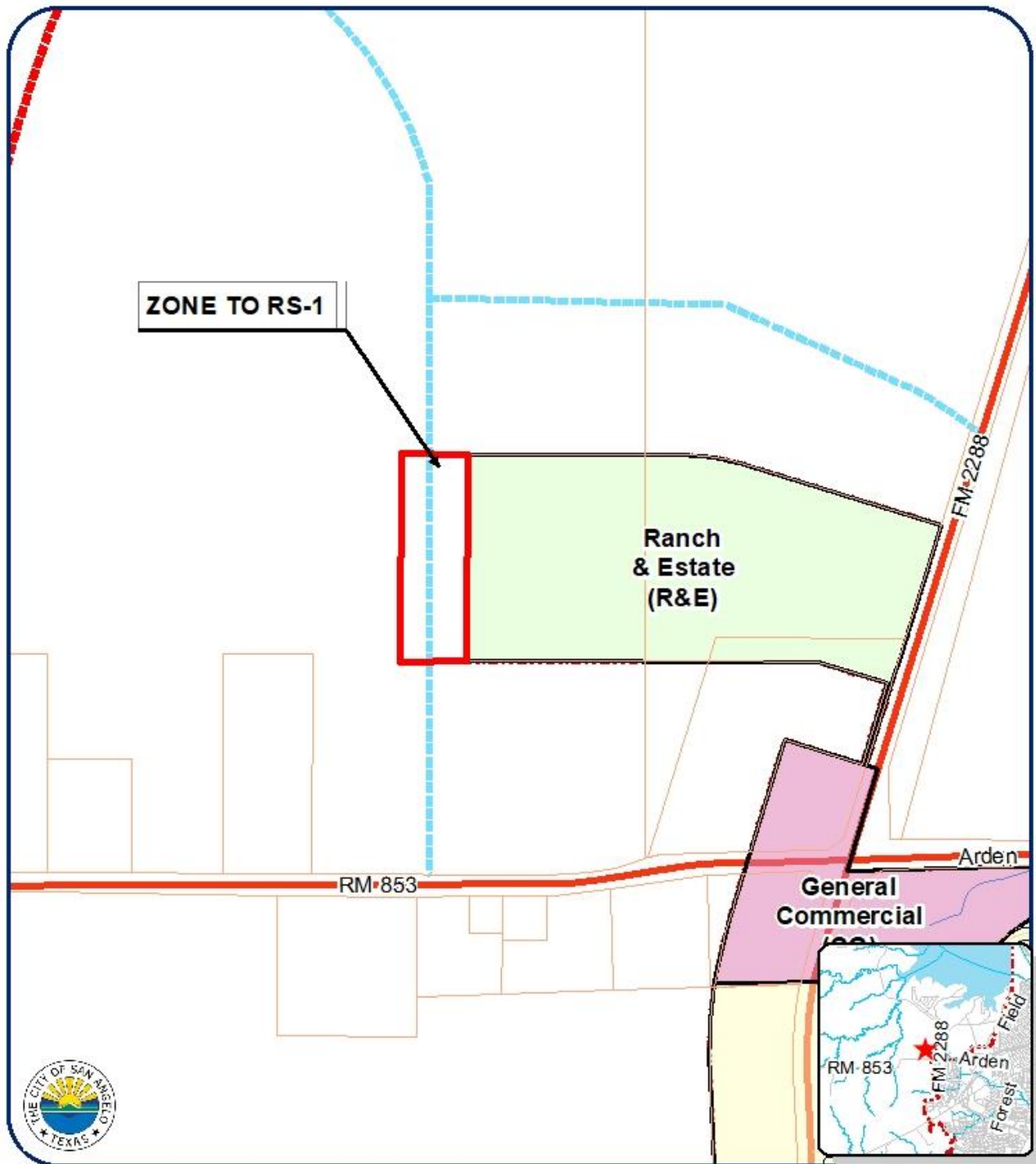
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Zone Change


Z22-18: NW of Arden Rd/F.M. 2288

Council District 6 - Larry Miller
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Legend

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Current Zoning: **N/A**
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Photos of Site and Surrounding Area

NORTHBOUND ON ARDEN RD.



SOUTHBOUND ON ARDEN RD.



WEST AT SUBJECT PROPERTY



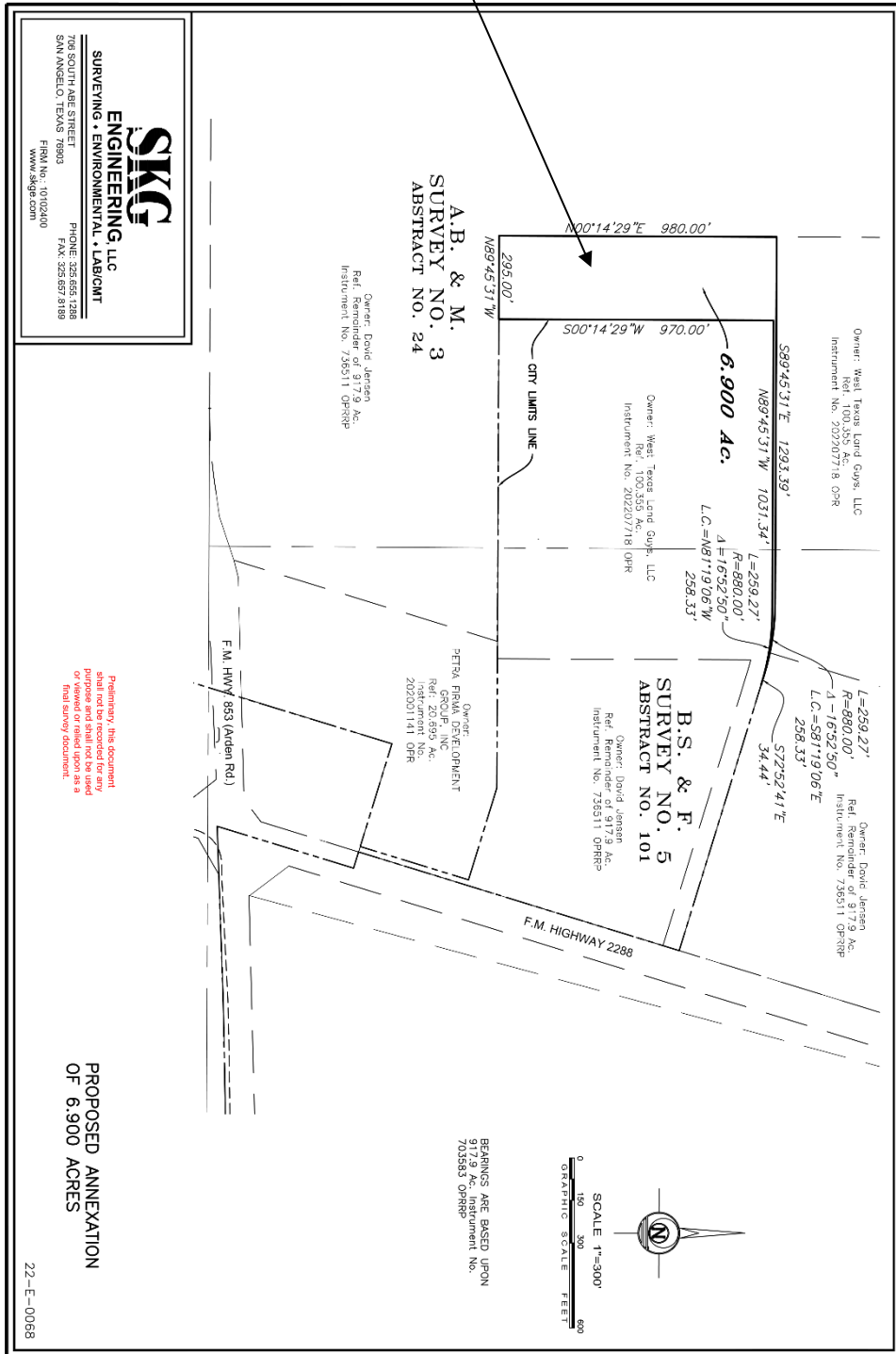
SOUTHEAST



SOUTHWEST



PROPOSED AREA OF REZONING AND ASSOCIATED ANNEXATION



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)

<u>8213 Alcove</u>	<u>Lubbock</u>	<u>Texa</u>	<u>79424</u>
Mailing Address	City	State	Zip Code
<u>325-234-8471</u>	<u>emvr11@hotmail.com</u>		
Contact Phone Number	Contact E-mail Address		
<u>FM 2288</u>	<u>San Angelo</u>	<u>Texas</u>	<u>76903</u>
Subject Property Address	City	State	Zip Code
<u>Abst: A-0024 S-0003, Survey: A B & M, 6.90 ACRES</u>			
Legal Description (can be found on property tax statement or at www.tomgreencad.com)			
Existing Zoning: <u>R&E</u>	Proposed Zoning: <u>RS1</u>	Lot size: <u>+50'x100'</u>	

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

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: Residential

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement


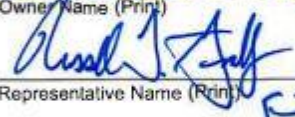
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I/We the undersigned acknowledge that the information provided above is true and correct.

<u>ERIC van Rosensack</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-dimensioned site plan:

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

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

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

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

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

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