

**PLANNING COMMISSION – September 19, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		First Replat of Park Heights Addition, Block 6, Lot 12 and West Half of Lot 11	
SYNOPSIS:			
The applicant has applied to Replat the Parks Heights Addition property, which is zoned Low Rise Multi-Family Residence (RM-1).			
LOCATION:		LEGAL DESCRIPTION:	
One full lot and half of a second lot facing West Ave B		Lot: 12 & W1/2 OF 11, Blk: 6, Subd: PARK HEIGHTS ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: 3 Harry Thomas Neighborhood: Ft Concho	RM-1	Downtown	.207 acres
THOROUGHFARE PLAN:			
W Avenue B – Urban Local Street, Required 50’ min.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the First Replat of Park Heights Addition – with two conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Brent & Teri Koester 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 replat corrects the platted lot lines to match the ownership lines as they currently exist. The property has RM-1 zoning.

Recommendation: Staff recommends APPROVAL of the Replat of Park Heights Addition, Block 6, Lot 12 and West Half of Lot 11 –with **two conditions of approval**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, this replat leaves the adjacent property non-compliant. A note needs to be added to make the property owners aware to leave a total minimum of 10' of separation from the adjacent properties' building that is 1.1' from the property line.

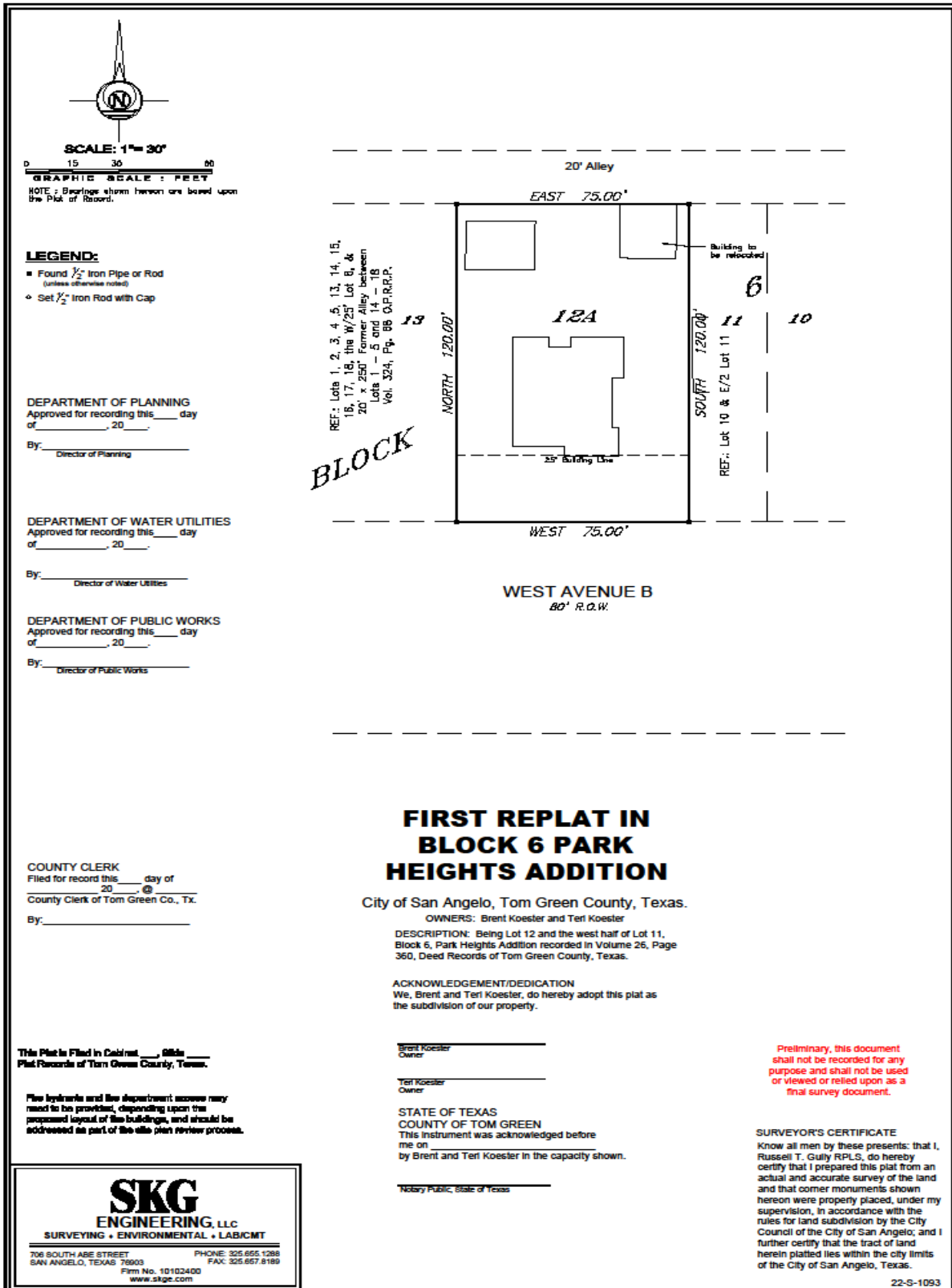
Attachments:

Aerial Map
Plat

Aerial Map

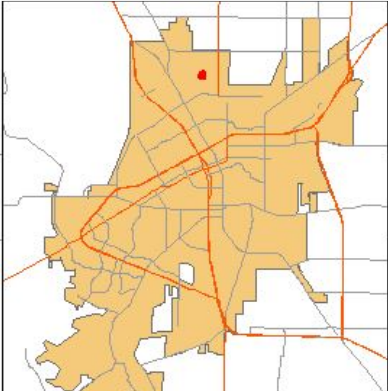


Proposed Final Plat



**PLANNING COMMISSION – SEPTEMBER 19, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		First Replat Lots 16-18, Mallena Heights Addition	
SYNOPSIS:			
<p>The applicant is proposing to replat three existing lots into four for new residential construction in this infill area of the Lakeview Neighborhood. There is an existing house on proposed Lot 16B built in 1930 which the applicant plans to retain. There is also a metal storage building on proposed Lot 17A which the applicant intends to remove. The new lots will exceed the minimum lot area, width, and depth for the RS-1 zoning district. A 10-foot private sewer easement is shown on Lot 16B to provide sewer service from the alley to Lot 16A. The Planning Director has approved an administrative adjustment to allow the existing house on Lot 16B a 24.4-foot front yard setback in lieu of the required 25 feet (ZBA22-17). The setback became deficient with the 15-foot right-of-way dedication for Crockett Street, making the lot depth shorter.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northeast of Crockett Street and E. 40 th Street		Lots 16-18, Mallena Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Lake View	RS-1	N- Neighborhood	0.697 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Crockett Street (local street): Required: 50’ right-of-way, minimum 26’ paving width; provided: 50’ right-of-way (30’ existing plus 15’ dedication through replat), 30’ paved with curb-and-gutter. E. 40th Street (local street): Required: 50’ right-of-way, minimum 26’ paving width; provided: 60’ right-of-way, 40’ paved with curb-and-gutter. 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Replat, subject to the condition below.			
PROPERTY OWNER/PETITIONER:			
Owner: 234 Investments, LLC (Jared Matlock) 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			

Public Notice: Notification was sent to 24 property owners within 200 feet of the subject property per the Subdivision Ordinance and Section 212.015 of the Texas Local Government Code. One response was received in favor and one against (see attached).

Recommendations:

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

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].

Note: ZBA22-17 approved to allow 24.4-foot front yard setback for house on Lot 16B.

Attachments:

Aerial Map
Replat
Replat with Structures
Response Letters
Application




**First Replat of Lots 16-18
Mallena Heights Addition**

Council District - Tom Thompson (SMD #2)
Neighborhood: Lake View
Scale: 1" approx. = 200 ft

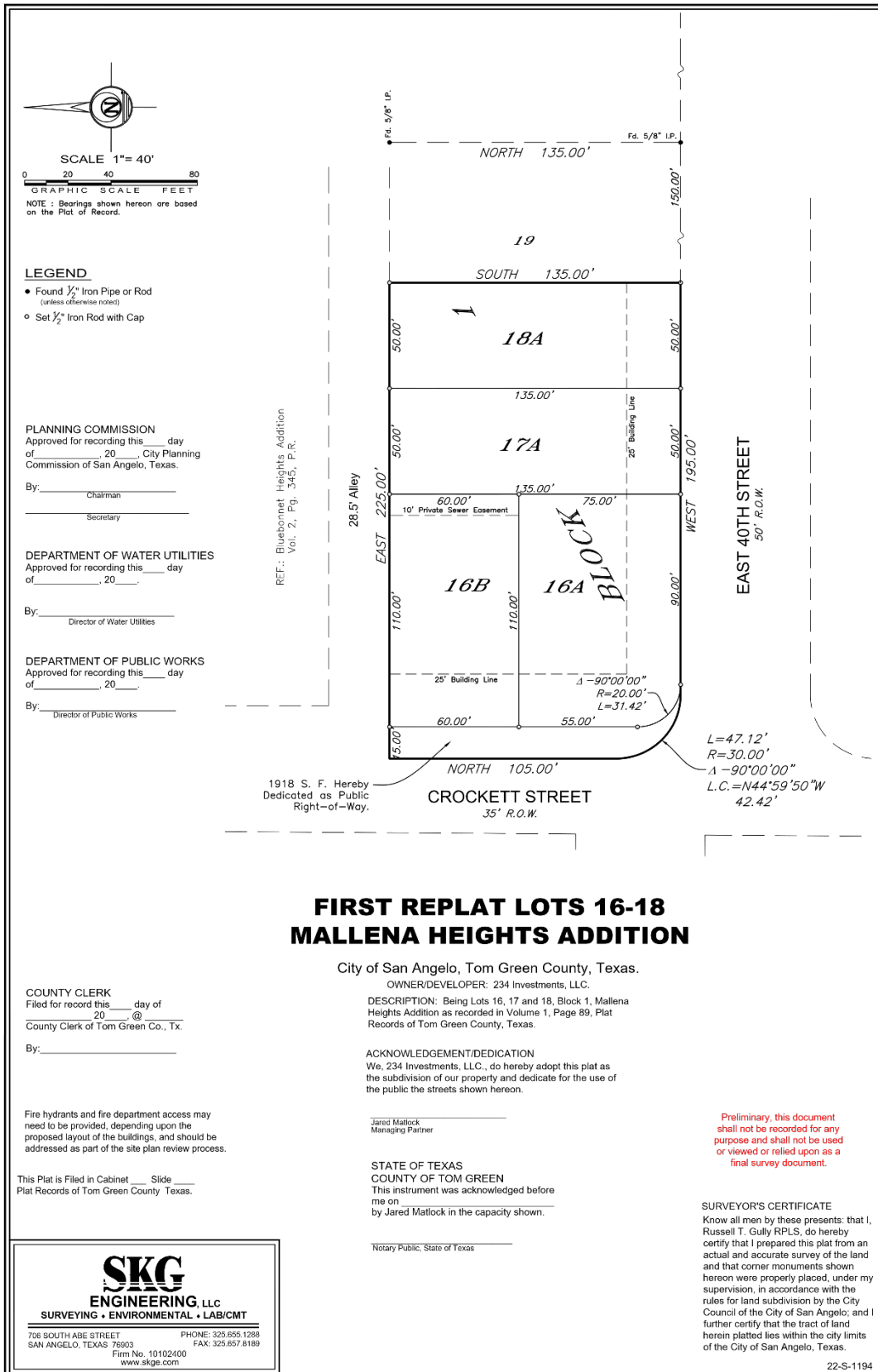
NE corner of Crockett St/E. 40th St.



Legend

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

Replat



SCALE 1" = 40'
 0 20 40 80
 GRAPHIC SCALE FEET
 NOTE: Bearings shown hereon are based on the Plat of Record.

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

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

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

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

REF.: Bluebonnet Heights Addition
 Vol. 2, Pg. 345, P.R.

1918 S. F. Hereby Dedicated as Public Right-of-Way.

FIRST REPLAT LOTS 16-18 MALLENA HEIGHTS ADDITION

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: 234 Investments, LLC.
 DESCRIPTION: Being Lots 16, 17 and 18, Block 1, Mallena Heights Addition as recorded in Volume 1, Page 89, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
 We, 234 Investments, LLC., do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets shown hereon.

Jared Matlock
 Managing Partner

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on ___ by Jared Matlock in the capacity shown.

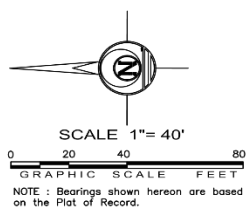
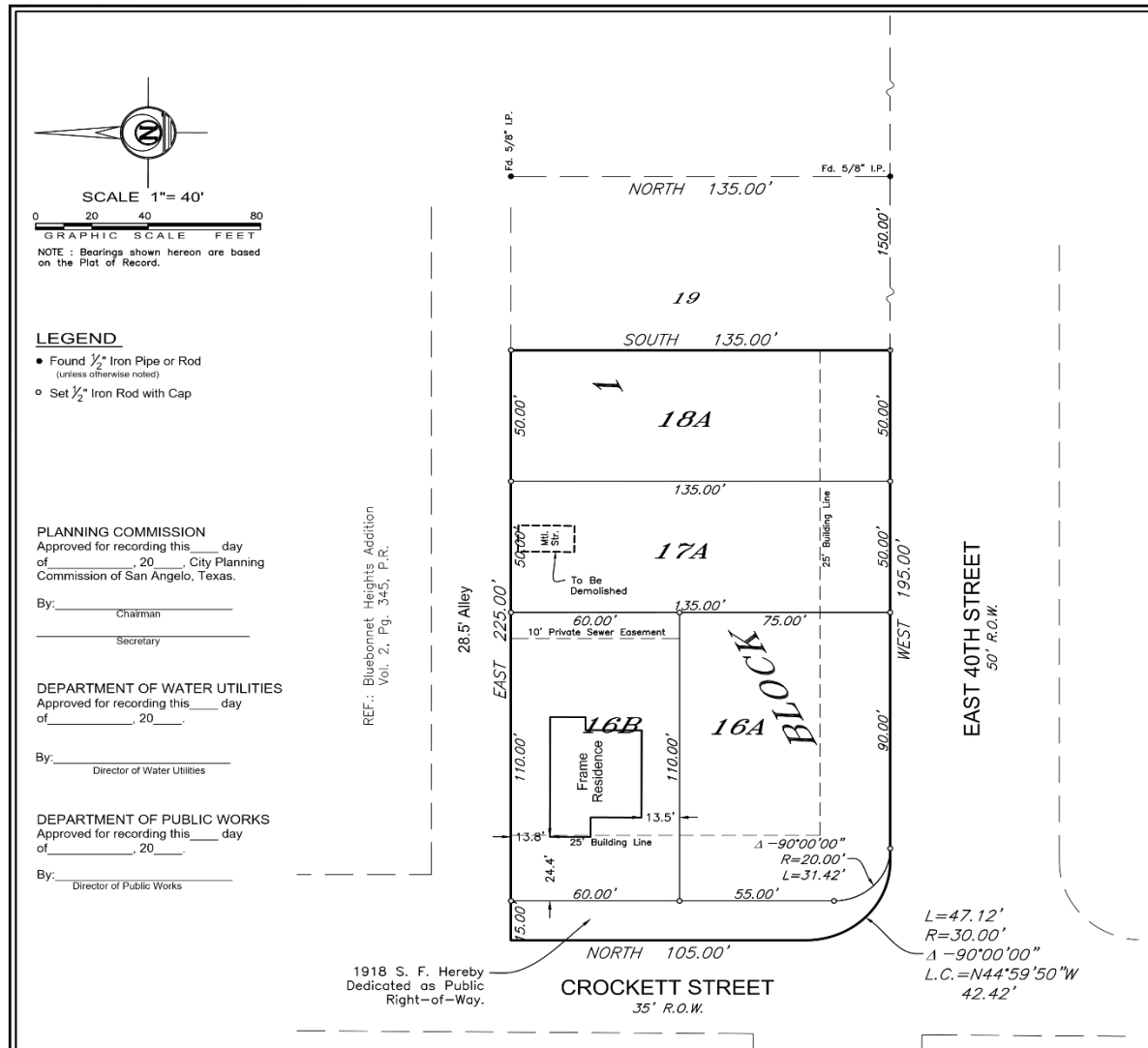
Notary Public, State of Texas

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

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

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

Replat with Structures



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

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

By: _____
 Chairman

 Secretary

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

By: _____
 Director of Water Utilities

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

By: _____
 Director of Public Works

REF.: Bluebonnet Heights Addition Vol. 2, Pg. 345, P.R.

1918 S. F. Hereby Dedicated as Public Right-of-Way.

FIRST REPLAT LOTS 16-18 MALLENA HEIGHTS ADDITION

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: 234 Investments, LLC.
 DESCRIPTION: Being Lots 16, 17, and 18, Block 1, Mallena Heights Addition as recorded in Volume 1, Page 89, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
 We, 234 Investments, LLC., do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets shown hereon.

 Jared Mallock
 Managing Partner

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____
 by Jared Mallock in the capacity shown.

 Notary Public, State of Texas

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

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

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET PHONE: 325.655.1288
 SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
 Firm No. 10102400
 www.skge.com

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

CASE #: First Replat Lots 16-18, Mallena Heights Addition

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

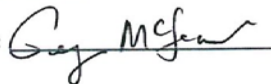
Name: ~~WEST BOBBY J~~ SA/SD
Parcel I.D.: ~~24~~
Address: ~~805 E 41ST ST~~

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

Email: planning@cosatx.us

I am in favor
Additional Comments:

I am opposed

Signature: 

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

CASE #: First Replat Lots 16-18, Mallena Heights Addition

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

Name: CRUZ CIPRIANO & MARIA (LIFE-ESTATE)
Parcel I.D.: 8
Address: 805 E 40TH ST

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

Email: planning@cosatx.us

I am in favor
Additional Comments:

I am opposed

Signature: 



City of San Angelo, Texas - Planning Land Subdivision Application



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

Section 1: Basic Information

First Replat Lots 16 - 18 Mallena Heights Addition

Proposed Subdivision Name

Lots 16, 17 & 18, Block 1, Mallena Heights Addition

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

17-32600-0001-016-00

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant: N/A

Name	Phone Number	Email Address
Property Owner: 234 Investments, LLC. (Jared Matlock)	(325) 242-2283	squirrelcontracting@gmail.com
Name	Phone Number	Email Address

Architect/Engineer/Design Professional: SKG Engineering	325-655-1288	jack@skge.com
Name	Phone Number	Email Address

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

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

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

Section 2: Utility & Easement Information

Water: City - requesting new services Proposed size? 1" (3 - new)
 City - utilizing existing services Existing size? 1" (1 existing)
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 4" (3 - new)
 City - utilizing existing services Existing size? 4" (1 existing)
 Other Please specify: _____
 Septic System Lot size? _____

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

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

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

Section 3: Property Characteristics

0.693 Ac.

4

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

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

- Vacant _____ Single-Family Residential 0.693 Office _____
- Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

If yes, how many structures exist? 2 What type of structures exist currently? Frame Residence & Metal Storage Building

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* Yes No

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

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

Section 4, continued

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

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

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

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

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

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


Owner's Signature

8/28/2022
Date


Representative's Signature

8/23/22
Date

FOR OFFICE USE ONLY:

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

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

Completeness review passed? Yes _____ No _____
Date Date

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

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

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

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

Yes _____ No _____
Date Date

Approvals required for this application:

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

Date of Approval Expiration: _____

Date Recorded: _____

**PLANNING COMMISSION – September 19, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		Final Plat of Shops of Sherwood Subdivision, Section Three	
SYNOPSIS:			
The applicant has applied to plat the Final Plat of Lot 3, in Section 3, in order to plat one large lot for future commercial development.			
LOCATION:		LEGAL DESCRIPTION:	
Directly south of the intersection of Summer Crest Drive and Sherwood Way		1.285 Acres out of Abstract-8279 S-0002, Survey: D R HODGES, 35.0170 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: 6 Larry Miller Neighborhood: Bonham	CG (General Commercial)	Commercial	1.285 acres
THOROUGHFARE PLAN:			
U.S. Highway 67 (Sherwood Way) – Major Arterial: TXDOT Right-of-Way			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL – with three (3) 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			

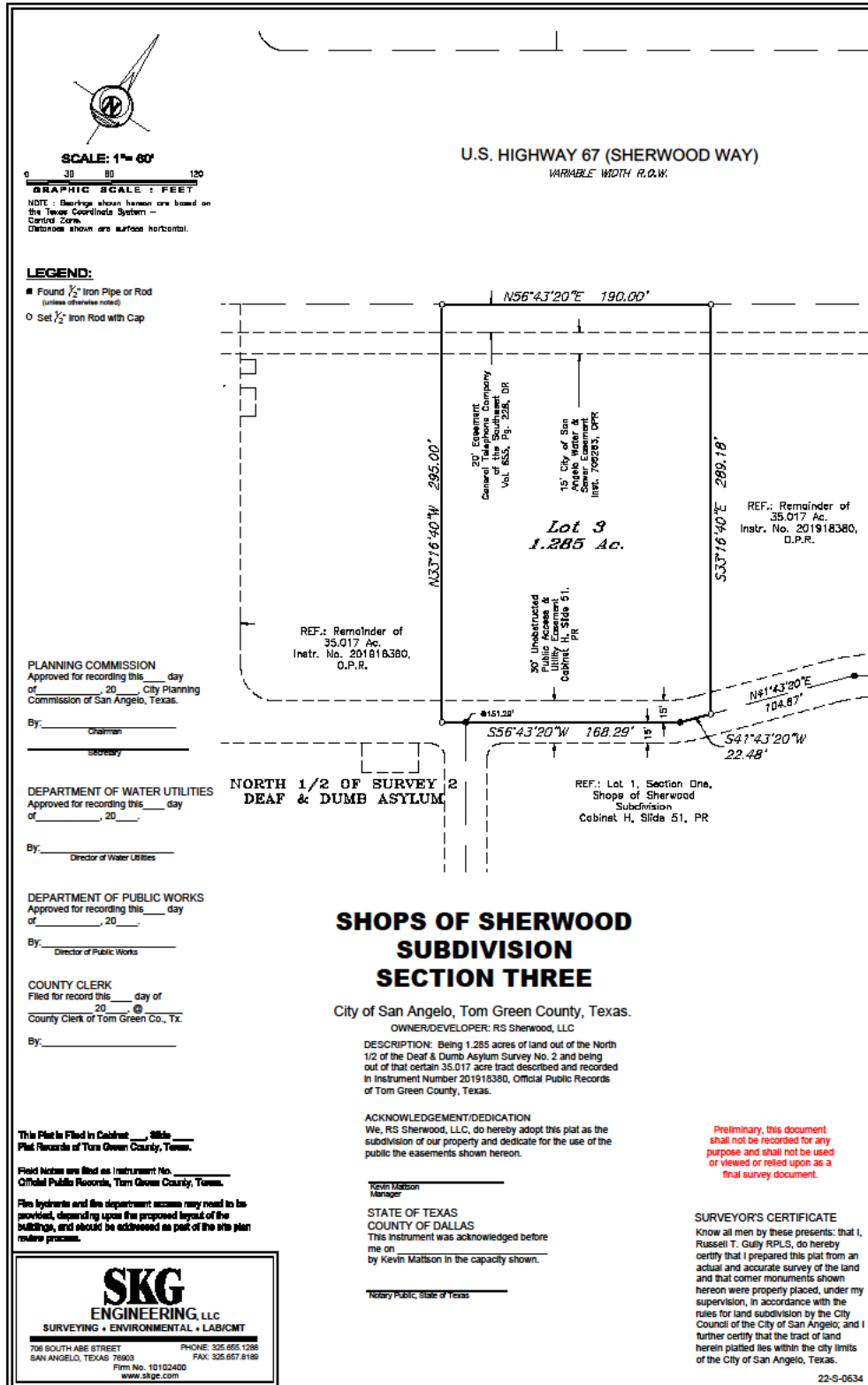
Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will create a large commercial property. The property is zoned CG zoning.

Recommendation: Staff recommends APPROVAL– with **three (3) conditions of approval**

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

Attachments:

Aerial Map
Plat






STAFF REPORT - Z22-19

Scheduled Hearings:

Planning Commission: September 19, 2022

City Council 1st reading: October 18, 2022

City Council 2nd reading: November 1, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-19: Goodfellow Ida Mae Addition, Lots F.G.&H.	
SYNOPSIS:			
<p>The owners of the property at 1901 Junius Street have applied for a rezoning from Single Family Residential Zone (RS-1) to Neighborhood Commercial (CN). The property directly to the east contains the Little League ball fields and is zoned Single Family [RS-1]. The properties to the north and west are zoned General Commercial/Heavy Commercial (CG/CH) and Planned Development (PD), which allowed the construction of the Dollar General and multi-family housing. The proposed use of the property is for a Food Truck, which can be accommodated with the proposed Neighborhood Commercial zoning. The proposed rezoning will complete the north half of this block for commercial use.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southwest of the corner of Junius Street and N. Harrison Street		Goodfellow Ida Mae Addition, Lots F. G. & H.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #2 – Tom Thompson	RS-1 (Residential Single Family)	Neighborhood	0.435 acres
NOTIFICATIONS:			
12 notifications for Z22-19 were mailed within a 200-foot radius on September 1, 2022. No responses received in favor or against at this time.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Single-Family Residential [RS-1] to Neighborhood Commercial [CN], on Lots F, G, & H, Goodfellow Ida Mae Addition.			
PROPERTY OWNER/PETITIONER:			
<p><i>Applicants:</i> Yesenia and Hector Gonzalez</p>			
STAFF CONTACT:			
<p>Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us</p>			

Additional Information: On August 18, 2022, the owners of 1901 Junius Street requested that their three (3) lots, F, G, & H, Goodwill Ida Mad Addition be rezoned from Single-Family Residential [RS-1] to Neighborhood Commercial [CN]. They want to have a food truck at the site to serve the players and observers at the baseball games. Rezoning to Neighborhood Commercial [CN] would allow that use. The CN designation is compatible with residential neighborhood use in the City’s Comprehensive Plan.

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 Future Land Use designation of “Neighborhood” in the City’s Plan envisions small neighborhood commercial uses within the neighborhood, particularly near high traffic intersections, that meets the needs of the nearby residents and others in the neighborhood.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The requested Neighborhood Commercial use is consistent with residential adjacent to high traffic intersections and buffering the residential with local commercial service.
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 properties on the north side of this block are zoned CN and CG/CH except for these residential RS-1 3 lots. The Neighborhood Commercial [CN] that is the subject of this request will complete this half block of commercial that will serve the area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** This half block has slowly been moving into commercial to serve the surrounding residential area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes that this residential properties and the recreational Little League baseball fields, that are adjacent, can be well served by this small area of commercially zoned properties.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property will have service off of Junius Street and N. Howard Street. Both streets are intended to be higher traffic streets serving this area of town. The commercial use is compatible with the established patterns.

Recommendation:

Staff recommends **APPROVAL** of a rezoning from Single-Family Residential (RS-1) to Neighborhood Commercial (CN) for lots F, G, & H, Goodfellow Ida Mae Addition.

Attachments:

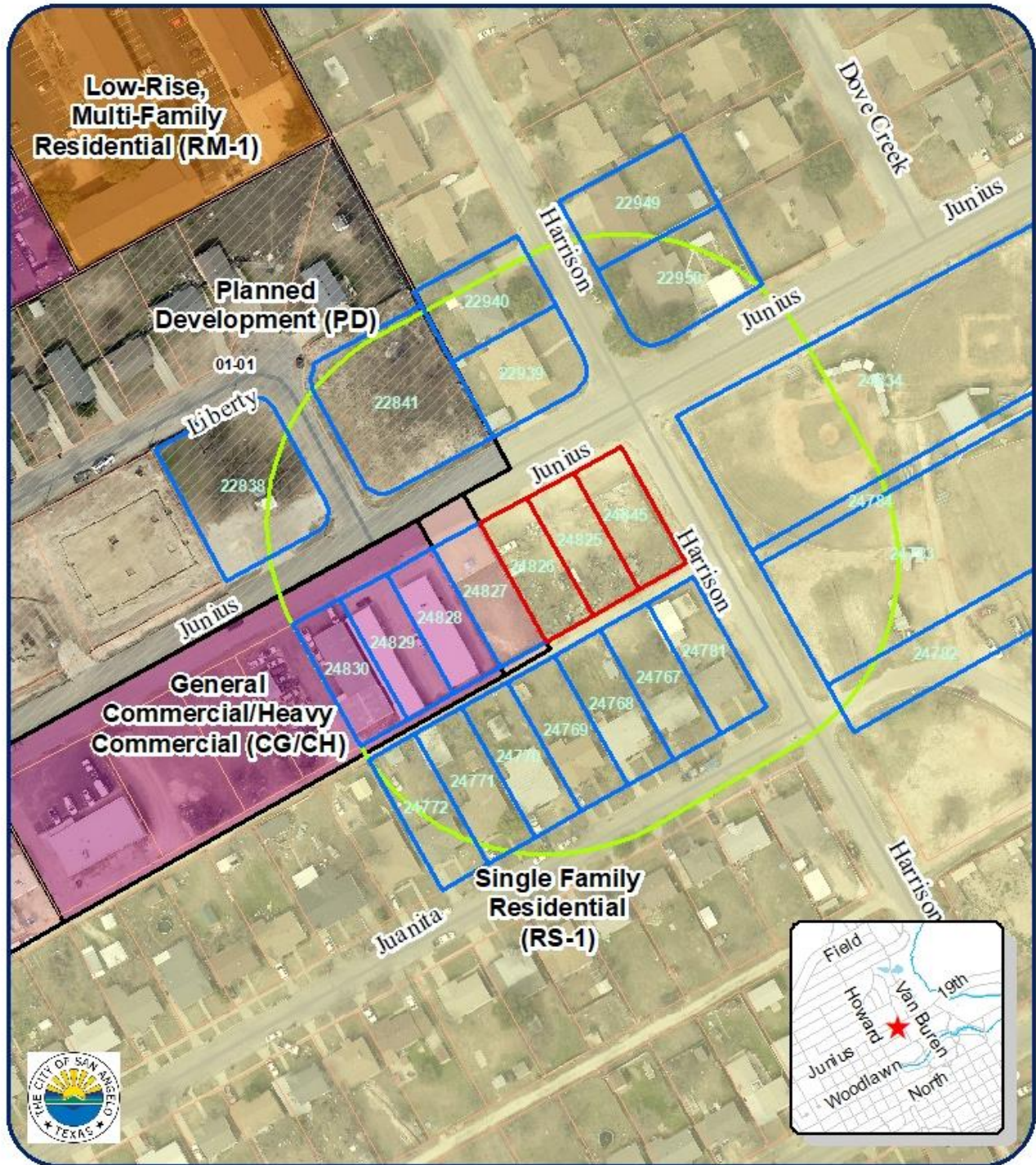
Aerial/Notification Map
Zoning Map
Future Land Use Map



200' Notification Map
1901 Junius St
 Council District: 2 Thompson
 Neighborhood: Angelo Heights
 Scale: 0.000501 0.02 0.03 0.04
 Miles


Subject Properties: —
 200' Buffer: —
 Notified Properties: —

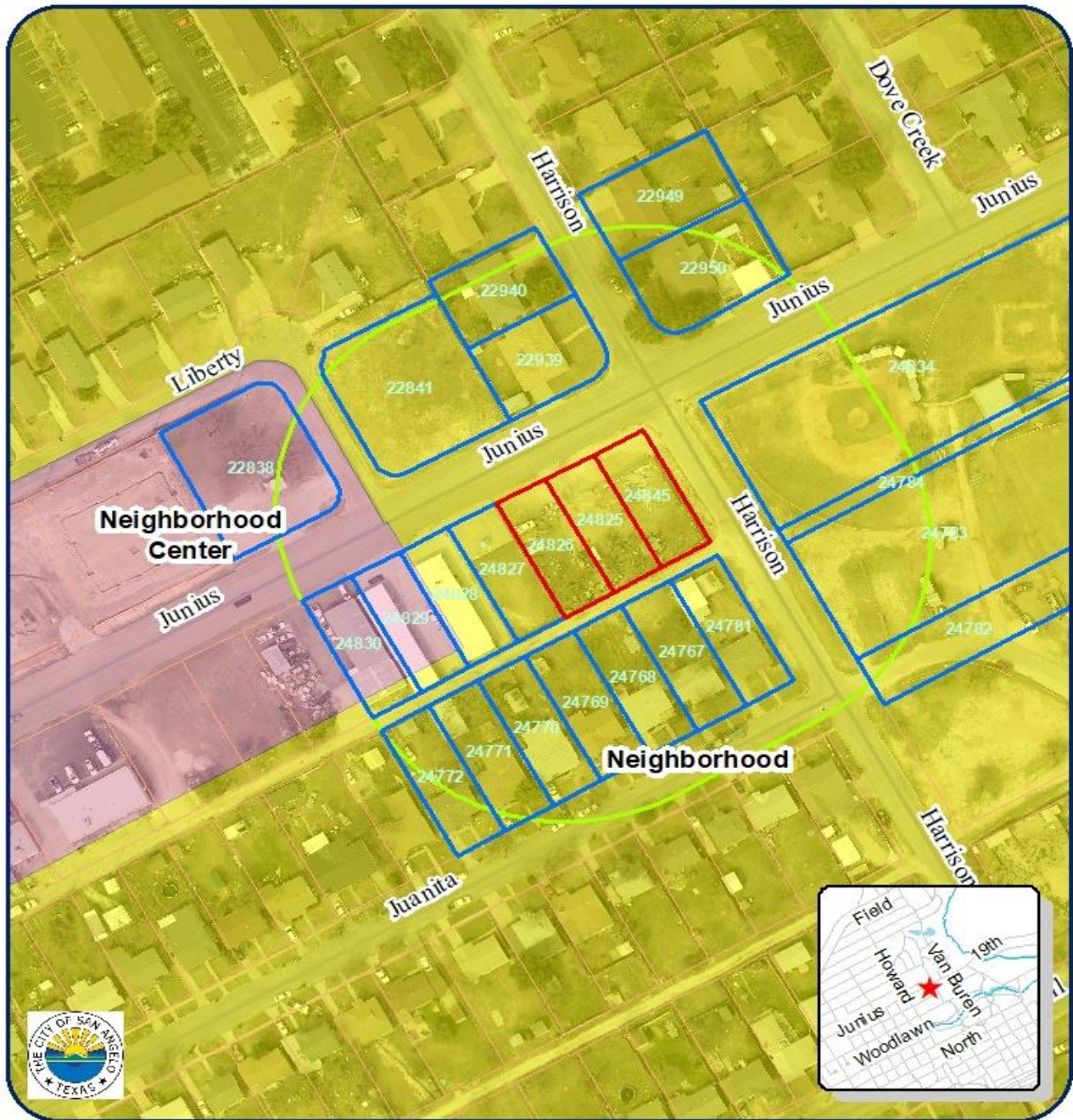
N

Existing Zoning Map
1901 Junius St
 Council District: 2 Thompson
 Neighborhood: Angelo Heights
 Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles


Subject Properties: —
 200' Buffer: —
 Notified Properties: —

N




Future Land Use
1901 Junius St
 Council District: 2 Thompson
 Neighborhood: Angelo Heights
 Scale: 0.000501 0.02 0.03 0.04 Miles

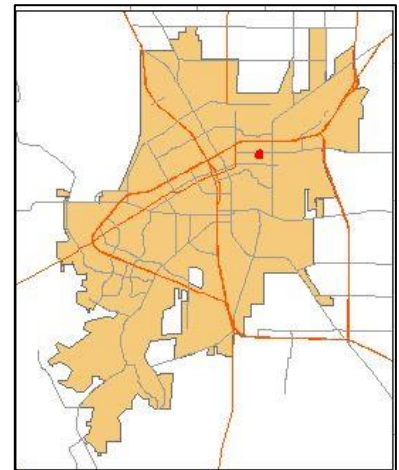
Subject Properties: —
 200' Buffer: —
 Notified Properties: —

N


**PLANNING COMMISSION – SEPTEMBER 19, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU22-14: 1030 Spaulding Street	
SYNOPSIS:			
The applicant has applied for a Conditional Use to allow a retail store on the subject property zoned Light Manufacturing (ML). The ML zone does not allow retail stores without a Conditional Use (CU). The applicant intends to use the existing building on the property as an office and to store items. In addition, the applicant intends to have outdoor display areas as well.			
LOCATION:		LEGAL DESCRIPTION:	
1030 Spaulding Street		The south ½ of Lot 15 and Lot 16 in Block 6 of the Baze Subdivision	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 3 – Harry Thomas Fort Concho East Neighborhood		ML	N - Neighborhood
			SIZE:
			0.327 acres
THOROUGHFARE PLAN:			
Spaulding Street (urban local street) – Required: 50’ right-of-way; 40’ paving width or 36’ with a 4’ sidewalk; Provided: 100’ right-of-way; 62’ paving width			
N. Buchanan Street (urban local street) – Required: 50’ right-of-way; 40’ paving width or 36’ with a 4’ sidewalk; Provided: 50’ right-of-way, 20’ paving width (existed at time of platting).			
NOTIFICATIONS:			
11 notifications mailed within 200-foot radius on September 6, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU22-14, subject to three (3) Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner and Petitioner: Maricela Ovalle			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			



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

- 1. Impacts Minimized. Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The proposed retail store is located between the Texas Pacifico Railway and roller rink to the west, zoned ML, and a residential area to the east, zoned Residential Single-Family (RS-1). Given the small lot sizes and character of the neighborhood, which already has a commercial use to the west, a retail store that is a low intensity use would be appropriate in this location. The City's Comprehensive Plan designation for this area is Neighborhood which maintains a low-density character and the conditional use option would be in keeping with the Comprehensive Plan.
- 2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** An existing building sits over the property lines which will tie the two lots together as one property through a unity agreement, a required condition of approval. Taken together, the property has a width of 100 feet, depth of 190 feet on the longest side facing N. Buchanan Street, and a lot area of 14,245 sq. ft., well exceeding the minimums of 50 feet width, 80 feet length, and 6,000 sq. ft. for ML properties. The applicant will require one parking space for every 200 square feet of indoor and outdoor retail sales areas accessible to the public. There is adequate space on the property for new parking along the N. Buchanan Street (east) side. The Permits Division requires a change of occupancy permit and associated development plan which will require approval of the parking layout.
- 3. Compatible with Surrounding Area. Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** Staff believes the request is compatible with the surrounding area which as mentioned contains commercial uses already. Given there is a home immediately to the west across N. Buchanan Street, staff recommends a minimum 6-foot privacy fence (wood, metal, or masonry) along the east property line adjacent to any parking or outdoor sales area. This will be required to be installed prior to building occupancy for a retail store.
- 4. Effect on Natural Environment. Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Planning Staff does not anticipate any adverse impacts on the natural environment. Grading, drainage, and stormwater will be reviewed at time of change of occupancy.
- 5. Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** Staff believes there is a need for small-scale retail in this area to service the residential neighborhood nearby.

6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* The property is adjacent to Spaulding Street which has a wide paving width of 60 feet in front of the property which can connect customers to the property.

Recommendation:

Staff recommends **APPROVAL** of CU22-14, **subject to three (3) Conditions of Approval:**

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the Heavy Commercial (CH) Zoning District development standards.
2. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
3. The applicant shall obtain all required permits including a change of occupancy from the Permits and Inspections Division within 12 months of approval. The change of occupancy is to include a final development plan showing all parking, sales, and storage areas, and the required privacy fence along the east side of the property.

Attachments:

Aerial Map
Zoning Map
Photographs
Concept Plan
Application




Conditional Use
CU22-14: 1030 Spaulding Street

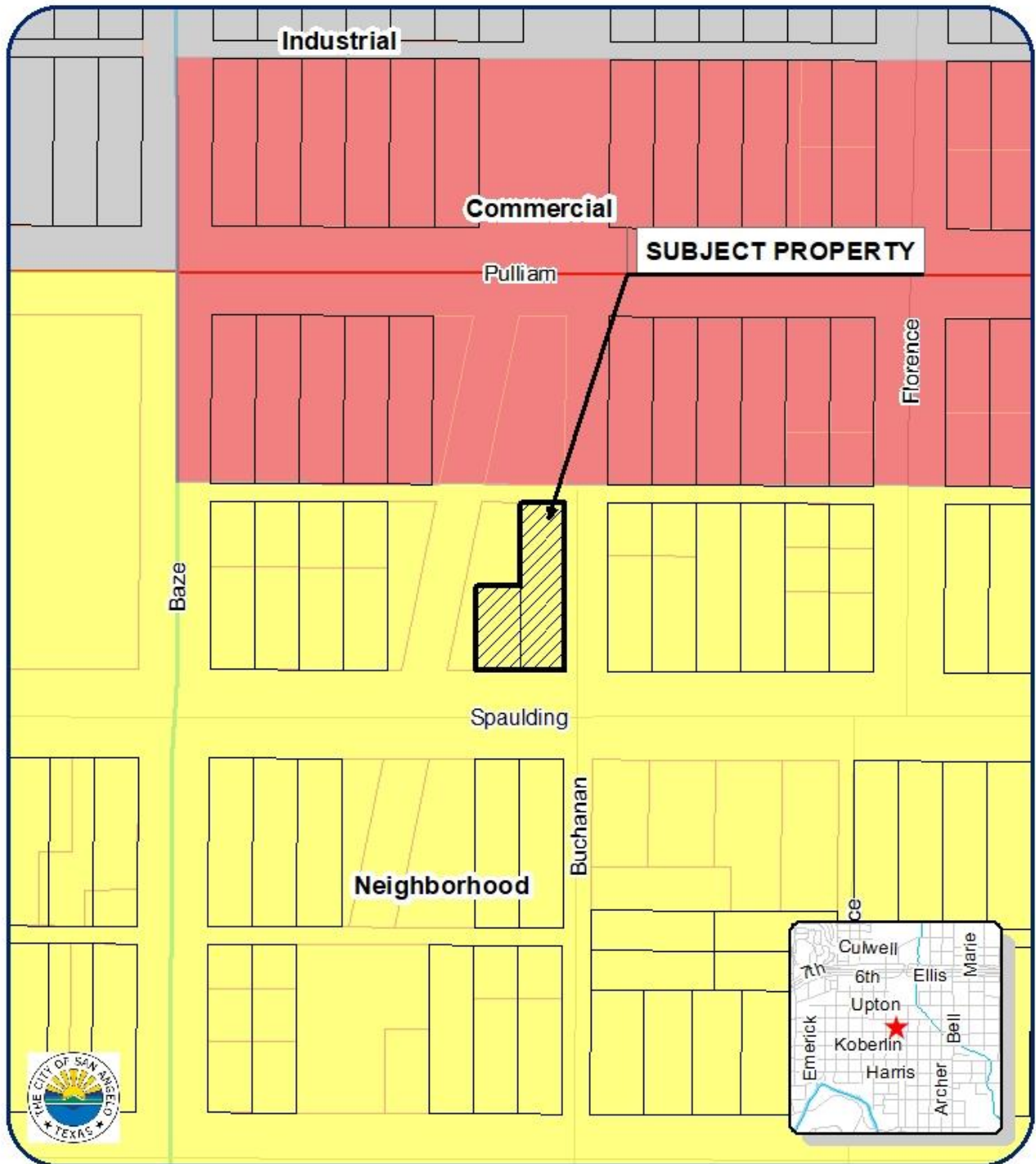
Council District 3 - Harry Thomas
Neighborhood: Fort Concho East
Scale: 1" approx. = 150 ft



SW of Spaulding St/N. Buchanan St.

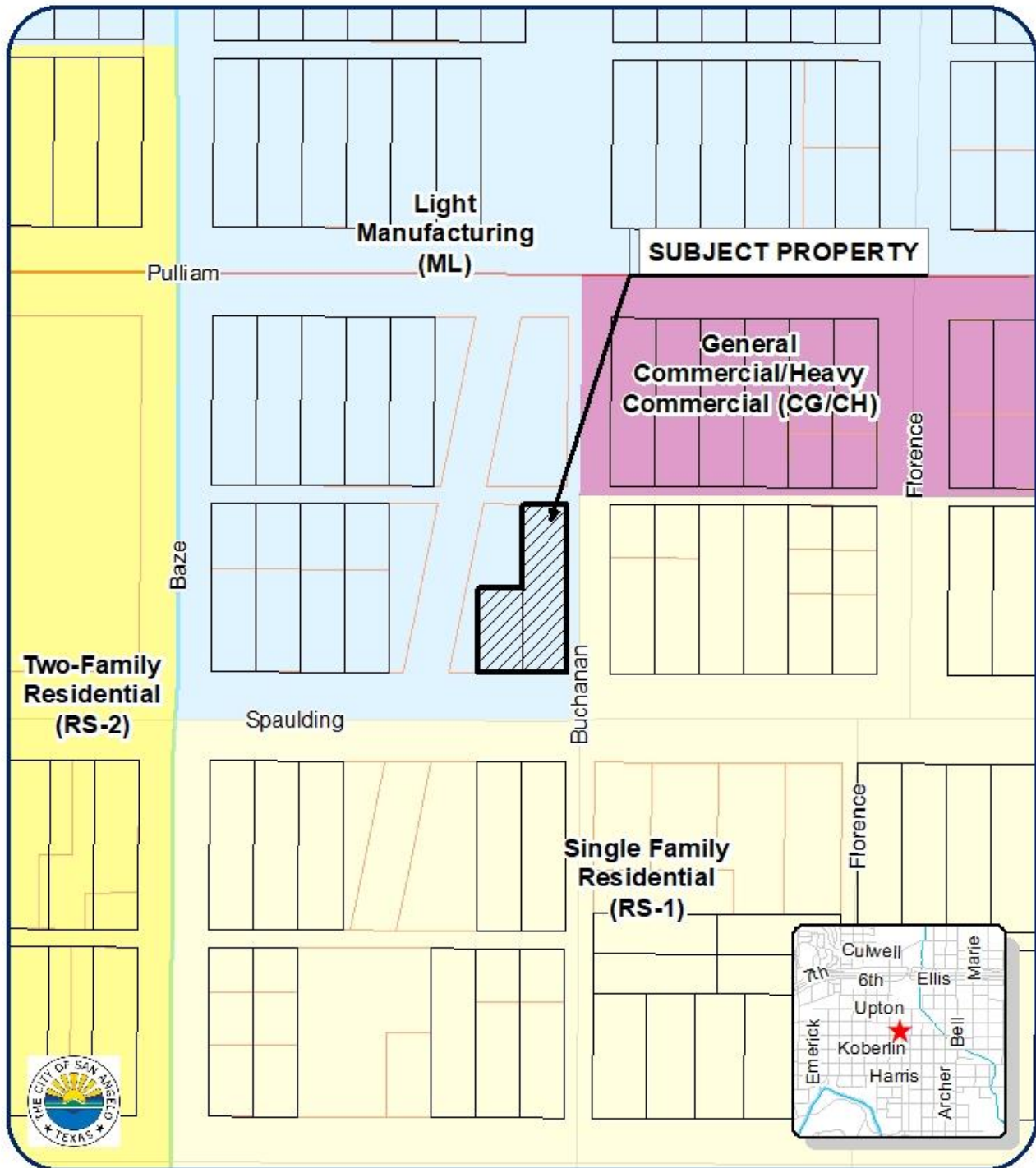
Legend



Subject Properties: 
Current Zoning: **ML**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**



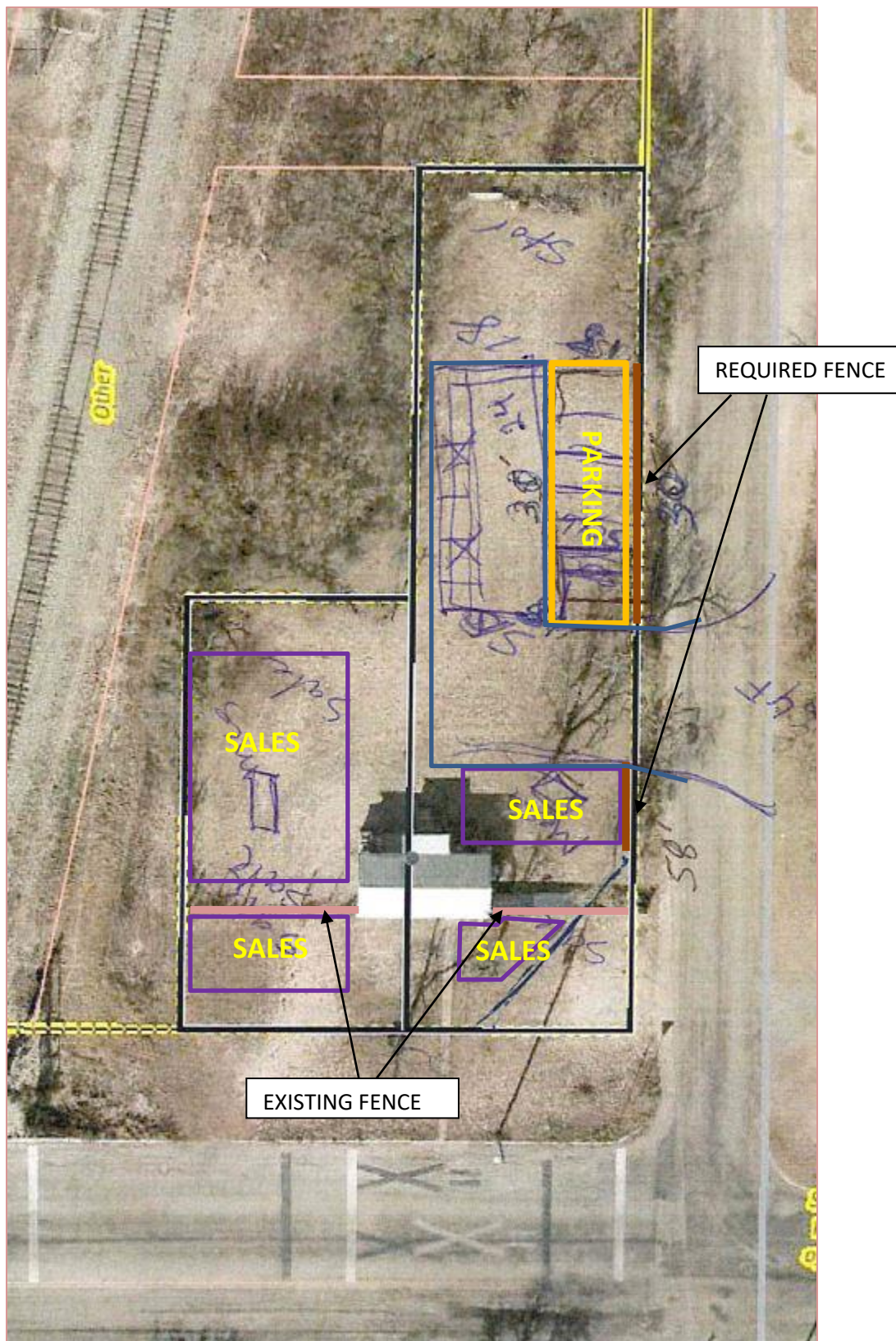


<p>Conditional Use CU22-14: 1030 Spaulding Street Council District 3 - Harry Thomas Neighborhood: Fort Concho East Scale: 1" approx. = 150 ft</p>	<p>Legend Subject Properties:  Current Zoning: ML Requested Zoning Change: N/A Vision: Neighborhood</p>	<p>N </p>
<p>SW of Spaulding St/N. Buchanan St.</p>		



<p>Conditional Use CU22-14: 1030 Spaulding Street Council District 3 - Harry Thomas Neighborhood: Fort Concho East Scale: 1" approx. = 150 ft</p>	<p>Legend Subject Properties:  Current Zoning: ML Requested Zoning Change: N/A Vision: Neighborhood</p>	<p>N </p>
<p>SW of Spaulding St/N. Buchanan St.</p>		

CONCEPT PLAN



Photos of Site and Surrounding Area

NORTH AT SUBJECT PROPERTY



WEST AT SUBJECT PROPERTY



WEST AT SUBJECT PROPERTY



EAST AT PROPERTY ACROSS STREET



WEST



EAST



Effective January 3, 2017

Section 2 continued: Site Specific Details

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

Explanation: _____

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

Explanation: _____

Section 3: Applicant(s) Acknowledgement

Please initial the following:

Mo If approved, a Conditional Use is applied to the property, not the property owner.

Mo The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council

Mo Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.

Mo If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

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

Marlene Pizovelle
Signature of licensee or authorized representative

8/11/2022
Date

Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CU: _____ -- _____

Planning Commission date: ____/____/____

Nonrefundable application Fee: \$ _____

Receipt #: _____

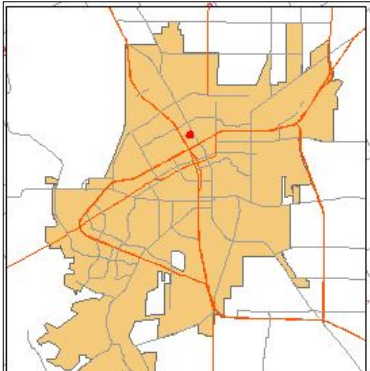
Date paid: ____/____/____

Reviewed/Accepted by: _____

Date: ____/____/____

**PLANNING COMMISSION – SEPTEMBER 19, 2022
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Rezoning		CU22-15: 103 & 107 W. 14 th St.	
SYNOPSIS:			
The applicants have applied for a Conditional Use (CU) to allow household living and a religious bookstore with gifts, on the property zoned Office Commercial (CO). City Council approved the zone change from Residential Single-Family (RS-2) to CO on August 2, 2022, which removed household living as a permitted use. The applicants intend to convert the existing church building on the property approved by Conditional Use in October 2019 into a residential in part, and the religious bookstore with gifts on the other side.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest corner of N. Irving St./W. 14 th St.		Lots 1 and 2 in Block 79, Miles Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Blackshear Neighborhood	RS-2	N – Neighborhood	0.23 acres
NOTIFICATIONS:			
23 notifications for CU22-15 were mailed within a 200-foot radius on September 1, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU22-15, subject to five (5) Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<i>Property Owners and Petitioners:</i> Edward and Linda Gonzales			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** Staff does not anticipate any adverse impacts. As part of the original Conditional Use for the church, the applicant installed a privacy fence around the south and west property lines, a sidewalk along W. 14th Street, and a parking area. As a condition of approval, Staff recommends the applicant install two shrubs along the grassed area behind the sidewalk as required by the original conditional use.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** The combined lots have a lot area of 10,000-square feet, in compliance with CO zoning. There are currently two striped parking spaces on the property. The residential unit requires two parking spaces. The applicants have indicated on their application that 700 square feet of the building will be used for the bookstore and gift shop. This area requires an additional four parking spaces (1 space/200 sf). Staff measured an additional 40 feet of pavement to the west of the existing parking spaces which would allow painting of four additional parking spaces as required.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** The Conditional Use is compatible with the surrounding area which contains other commercial and institutional uses. These include The Church of the Bread of Life to the west approved by the Planning Commission on December 17, 2018 (CU18-24), a funeral home approved in 1954 by a Special Permit (SP153), and commercial zoning and uses along the Martin Luther King Drive and N. Chadbourne Street corridors nearby.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff does not anticipate any adverse environmental affects at this time.
5. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes there is a need for both more housing and small-scale neighborhood retail in this location. The property is close to a large concentration of religious institutions and a faith-based bookstore would service the residential neighborhood.
6. **Development Patterns.** **Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** The property is located on a corner fronting a heavily travelled collector street (14th Street).

Recommendation:

Staff recommends **APPROVAL** of CU22-15, **subject to five Conditions of Approval:**

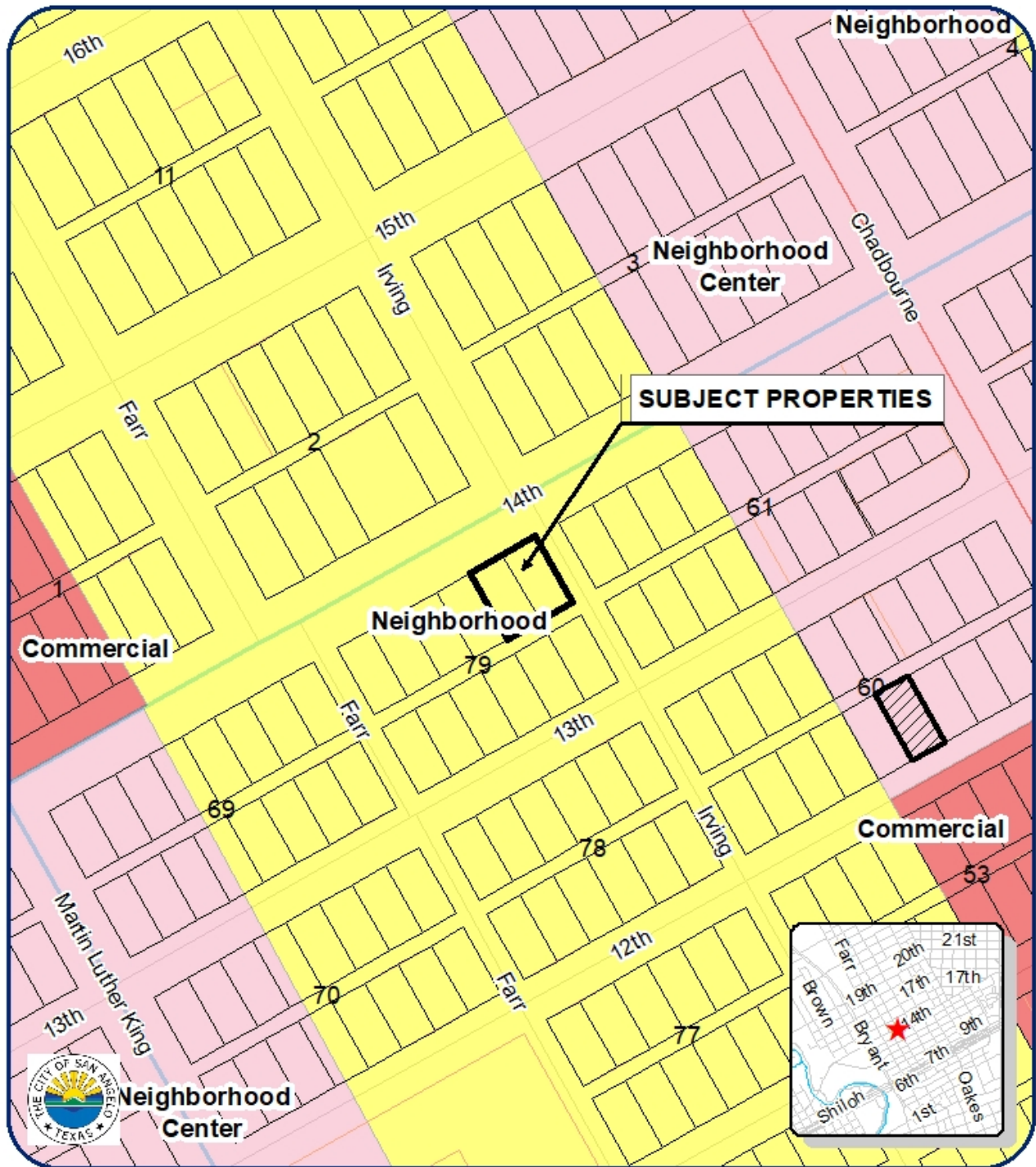
1. The applicant shall obtain all required permits, including a change of occupancy, from the Permits and Inspections Division within 12 months of approval. The change of occupancy is to include a final development plan showing the building, required parking, the existing privacy fence, and two new shrubs facing W. 14th Street.
2. The existing sidewalk adjacent to West 14th Street and ADA accessible ramp facing east at its east end shall be maintained by the applicant.
3. No driveway access shall be provided from North Irving Street.
4. All lighting shall be shielded in such a manner so as to prevent spillover light and glare onto surrounding properties.
5. Approval of this Conditional Use revokes and replaces Conditional Use CU19-14.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Concept Plan
Application



<p>Conditional Use CU22-15: 103 & 107 W. 14th St. Council District 4 - Lucy Gonzales Neighborhood: Blackshear Scale: 1" approx. = 175 ft</p>	<p>N</p> 	<p>Legend Subject Properties:  Current Zoning: CO Requested Zoning Change: N/A Vision: Neighborhood</p>
<p>SW of N. Irving St. and W. 14th St.</p>		



Conditional Use


CU22-15: 103 & 107 W. 14th St.

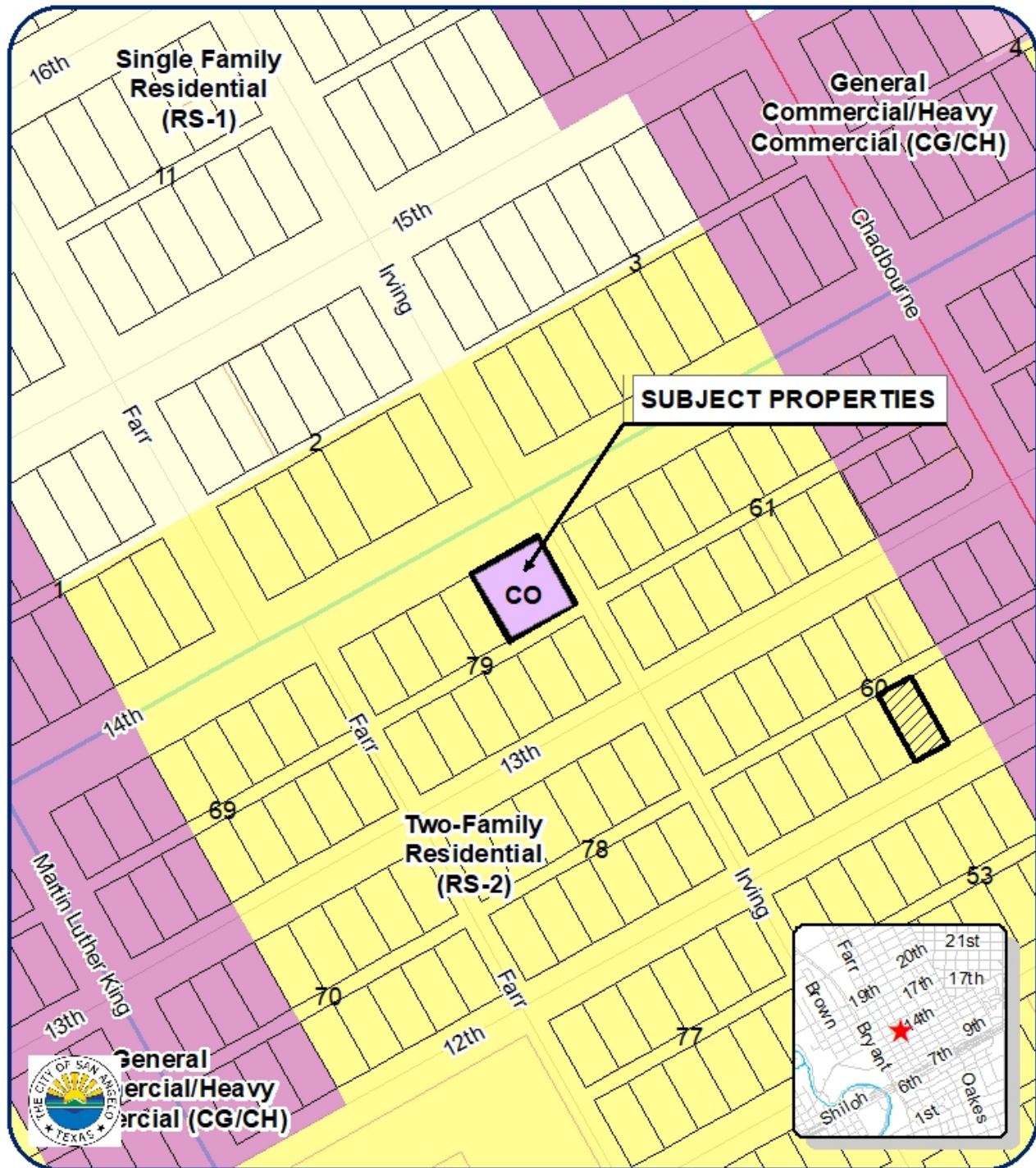
Council District 4 - Lucy Gonzales
 Neighborhood: Blackshear
 Scale: 1" approx. = 175 ft

SW of N. Irving St. and W. 14th St.



Legend

Subject Properties: 
 Current Zoning: **CO**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**



Conditional Use

CU22-15: 103 & 107 W. 14th St.

Council District 4 - Lucy Gonzales
 Neighborhood: Blackshear
 Scale: 1" approx. = 175 ft

SW of N. Irving St. and W. 14th St.



Legend

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

Photos of Site and Surrounding Area

SOUTH AT SUBJECT PROPERTY



EAST



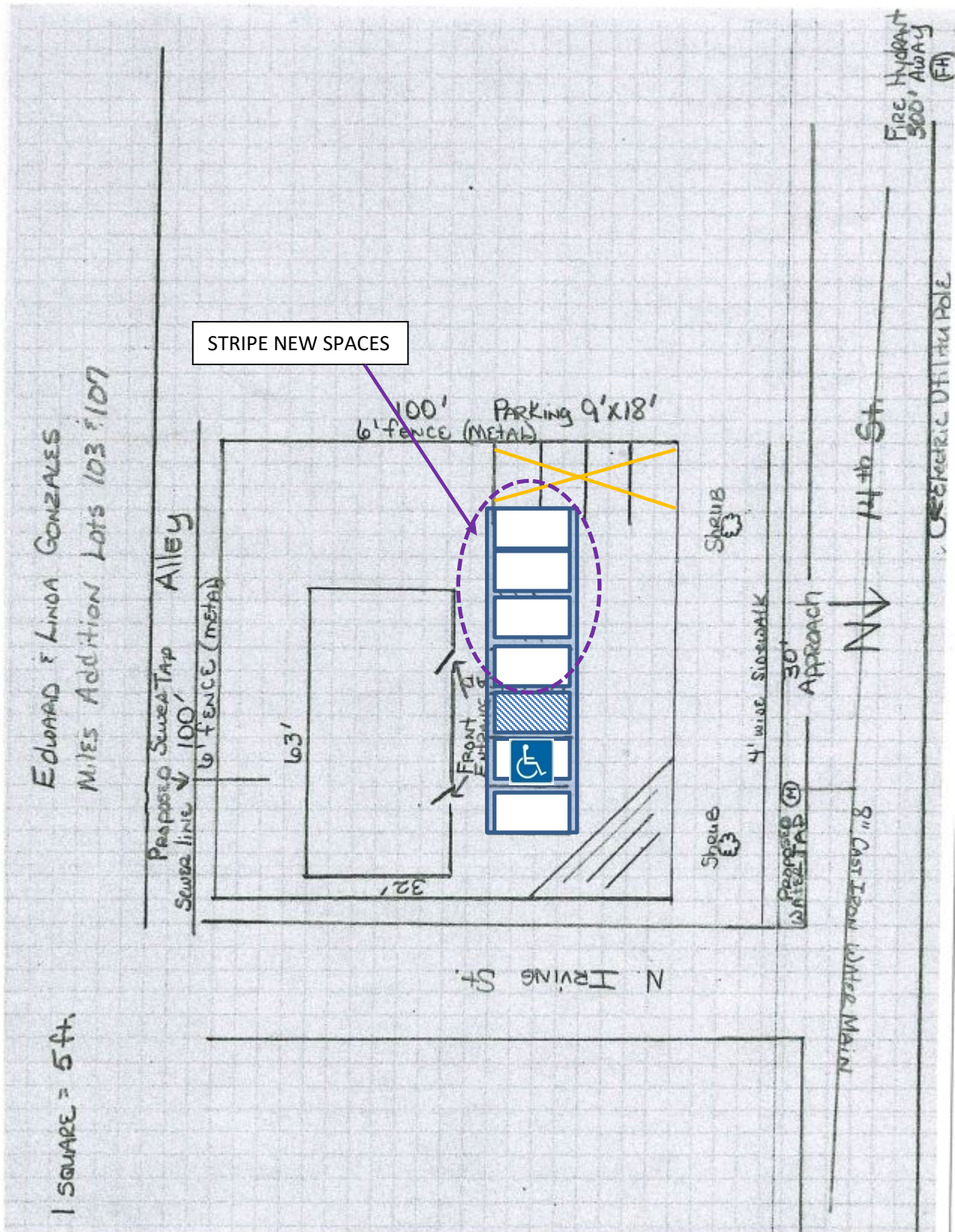
WEST



NORTH



Concept Plan



CU22-15

Effective January 3, 2017

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

Jeff

Section 1: Basic Information

Name of Applicant(s): EDWARD S. AND LINDA M. GONZALES
 Owner Representative (Affidavit Required)

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

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

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

Legal Description (can be found on property tax statement or at www.tcmgreenacad.com):
Lot 1 & 2, BIK: 79, Subd: Miles Addition

Lot Size: 100 ft. x 100 ft. (0.23 acres) Zoning: Office Commercial (CO)

Section 2: Site Specific Details

*Use attachment if necessary.

Existing Use of Property: BS2 Ministry/CO

Proposed Use/Size: _____

Proposed Conditional Use (from Section 309): Household living 1368 sqft
Faith Based Bookstore and gifts 700 sqft

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

Impacts Minimized. Whether and the extent to which the proposed expansion of a nonconforming use creates adverse effects, including adverse visual impacts, on adjacent properties.
Explanation: None

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

Effect on Natural Environment. Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to, adverse impacts on water and air quality, noise, storm-water management, wildlife, vegetation, wetlands and the practical function of the natural environment.
Explanation: No adverse impacts

Hours of Operation: 8 AM -12 PM & 1PM - 5 PM 325-657-4210, #2 www.cosatx.us/planning

Effective January 3, 2017

Section 2 continued: Site Specific Details

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

Explanation: Yes, we believe this would benefit the community (Bookstore)

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

Explanation: This block + street has both residence and commercial properties. So our request for housing + bookstore would blend right in.

Section 3: Applicant(s) Acknowledgement

Please initial the following:

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

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

Edward S. Gonzales

8-18-22
Date

Signature of licensee or authorized representative
EDWARD S. GONZALES

Printed name of licensee or authorized representative

Randa M Gonzales
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CU: _____

Planning Commission date: 9, 19, 22

Nonrefundable application Fee: \$ 405

Receipt #: _____

Date paid: ____/____/____

Reviewed/Accepted by: _____

Date: ____/____/____

MEMO



Meeting

Date: September 19, 2022

To: Jon James, Director of Planning and Development Services
Planning Commission – Board Chair Travis Stribling

From: Aaron Vannoy
Assistant Director of Planning and Development Services

Request: Notification Process improvement discussion for City of San Angelo

Background: Discussion of notification process for the following types of planning related cases: rezoning, plats, annexations, and other related cases. Discussion to include when and how does the City staff notify surrounding property owners about a pending case in front of the Planning Commission for recommendation to the City Council.

City of San Angelo – Notification Triggers:

Zoning cases – rezoning, conditional use and special use, as well as planned developments

1. Texas Local Government Code, Chapter 211, Subchapter A General Zoning Regulations, Sec 211.006
 - a. Requires notice in an official newspaper 15 calendar days before the public hearing is to take place.
 - b. City of San Angelo Goal 18 days; standard is 15 days
2. Texas Local Government Code, Chapter 211, Subchapter A General Zoning Regulations, Sec 211.007
 - a. Requires written notice to each property owner within 200' of the subject property 10 calendars days before the public hearing. (By statute, ownership is based on the most recent municipal tax roll, which may not reflect recent changes in ownership)
 - b. City of San Angelo Goal is 15 days; standard is 10 days
3. Joint meeting under Texas Local Government Code Section 211.007(d)
 - a. Authorizes City Council to call a joint meeting of Council and Planning Commission by a two-thirds vote.
 - b. May provide for alternative notice that varies from the standard written and published notice outlined above.
 - c. This notice process is preferred where comprehensive changes to the zoning ordinance are made that affect large districts or the City as a whole. If this process isn't utilized the City would be required to send thousands of written notices to individual property owners when the zoning ordinance is revised.

Annexation

1. Texas Local Government Code, Chapter 43 Municipal Annexation, Subchapter A, Sec 43.0561
 - a. Must post on the City's website on or after 20 days before but not less than 10 days before each public hearing at City Council
 - b. Must publish notice in the newspaper on or after 20 days before but not less than 10 days before each public hearing at City Council
2. City of San Angelo Goal is 20 days; standard is 15 days

3. State law and City code does NOT require written notice to be sent to nearby property owners. City staff do not currently mail such notices.

Subdivision – Plats – Residential Replats

1. Texas Local Government Code, Chapter 212 Municipal Regulation of Subdivisions; Section 212.015 a-g – If a variance or exception is required a public hearing must be held and notice given 15 calendar days before the date of the hearing
 - a. Notice in local newspaper
 - b. Written notice to owners of property within 200’ based on most recent municipal tax roll.
 - c. However, if no variance or exception is required, notice can be up to 15 days after the planning commission has held the public hearing.
2. City Code of Ordinances, Chapter 12, Exhibit C- Land Development and Subdivision Ordinance, Chapter 5, Section III, D.3. Notification of Certain Plats
 - a. If property has been zoned for not more than two residential units (RS-1 or RS-2) in the past 5 years, then notice is required.
 - b. Notice in local newspaper at least 15 days prior to the public hearing at the Planning Commission.
 - c. Written notice to owners of property within 200’ based on most recent municipal tax roll.
3. Local Ordinance is stricter than state statute, so is controlling currently
 - a. City of San Angelo Goal is 20 days; standard is 15 days

Notification Challenges:

1. Expediting development processes are restricted significantly by the current timelines. Adding more time to notifications or increasing the number of notifications could impact the overall development timelines and could require earlier application deadlines.
2. The newspaper is not the most effective method of communicating. However, per state statute it is the standard for the entire state as related to zoning applications, annexation and replat items and a required step.
3. Notification is dependent on the approved municipal tax role. If property ownership of surrounding properties has changed through the year, it may not show up within the time frame of a pending case. These are checked monthly, but are reliant upon the appraisal district records.

Current Standards for notification and timelines – City of San Angelo

*Required notification

Notifications			Calendar from Public Hearing
	Yard Signs		20 Days
*	Newspaper		15 days
*	Letter	200' buffer	15 days
		SMD and Mayor	10 Days
		Website	5 Days
	Agenda	Media	5 days
*		Official Posting	3 Days
		Website	3 days
	Case Report	Applicant	5 days

Notification Improvement:

1. Work with Tom Green County Appraisal District and GIS Division for updated data on a routine basis (Quarterly if not bi-monthly) – Done
2. Add a QR Code or information to “yard signs” for all zoning cases.
3. Development Process – Determine zoning for land areas before approving new platted areas – IN progress
4. Supplemental notification like Website (excluding required Annexation website notification) can be accomplished with proper staffing and timeline adherence – if the application is incomplete or late, this may not be able to be accomplished.
5. Simplified Case information on Planning website which links to the QR code that has basics of who, what when, where and why so citizens can stay engaged with changes in their neighborhood.

What are other Jurisdiction doing?

City	Notification Buffer	State, Local or Both	Case Types
Abilene	200'	State only	RZ, SU, CU, V, ANNex, Res Rplat
Del Rio	200'	State only	RZ, SU, CU, V, ANNex, Res Rplat
Midland	200'	State only	RZ, SU, CU, V, ANNex, Res Rplat
Lubbock	200'	State only	RZ, SU, CU, V, ANNex, Res Rplat
Waco	200'	Both	RZ, SU, CU, V, ANNex, Res Rplat
Wichita Falls	200'	both	RZ, SU, CU, V, ANNex, Res Rplat
San Angelo	200'	Both	RZ, SU, CU, V, ANNex, Res Replats

Each of these cities use the 200' buffer as the standard notification area. Increasing the area creates challenges for the 20% rule (calculating number opposed for supermajority vote requirement). This means doubling the effort since the 200' buffer area would still have to be created to calculate this statutory requirement, then doing an additional buffer outside of that if we were to increase the notice area requirement. On top of that, we would be creating an additional requirement that could invalidate an action if it was not followed based on staff oversight.

These cities have different levels of engagement with social media. Currently, San Angelo has not put out individual case information on social media. Based on the volume of cases, this would not only potentially dominate over other items of interest, but individual case information might get lost within all the other social media posts.

On future goal is to have a more interactive website that has more direct information about the land use and development activities happening within neighborhoods. However, when this has been tried in the past, both technological hurdles and staffing requirements to keep this up-to-date have created challenges. However, we are continuing to look into ways this can be automated over time.

The overall challenge is that most citizens don't pay that much attention until it directly affects them. Getting information out in a way that lets people know is a challenge and staff is looking for any ideas on how to do this better.