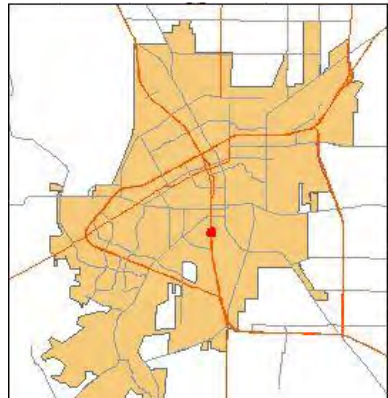


**STAFF REPORT  
PLANNING COMMISSION – OCTOBER 17, 2022**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat: RP22-33		First Replat of Block 3, Monterrey Addition	
<b>SYNOPSIS:</b>			
<p>The applicant is requesting to replat eight lots into two to allow new commercial development. Lot 25A, north of the alley will be 0.70 acres and consolidates Lots 22-26 into one lot. Lot 5A, south of the alley will be 0.224 acres and consolidates Lots 5-7 into one lot. The two new lots exceed the minimum lot area, width, and depth requirements of the CN zoning. There is a sidewalk already adjacent to S. Bryant Boulevard. The applicant will be required to install a sidewalk adjacent to West Avenue Y to connect to this sidewalk, per the Subdivision Ordinance. No variances have been requested.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Southeast of S. Bryant Blvd. and W. Avenue Y		Part of Lots 5-7 and 22, Lots 23-26, Block 3, Monterrey Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #3 – Harry Thomas Neighborhood – Rio Vista	CN & CG/CH	NC- Neighborhood Center	0.904 acres
<b>THOROUGHFARE PLAN:</b>			
<p>S. Bryant Blvd. (TXDOT) – Major Arterial Road – required: N/A, provided: 150’ right-of-way, 76’ paving width (frontage road only).  W. Avenue Y – Local Street – required: 40’ minimum right-of-way, 26’ paving width; provided: 30’ right-of-way (additional 10’ to be dedicated through platting), 26’ paving width.</p>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a First Replat of Block 3, Monterrey Addition, subject to <b>five conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p>Owner: Mark A. Eschberger, II  Petitioner: Russell Gully, P.E., R.L.S.,  SKG Engineering, LLC</p>			
<b>STAFF CONTACT:</b>			
<p>Jeff Fisher, AICP  Chief Planner  (325) 657-4210, Extension 1550  <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a></p>			

**Recommendations:**

Staff recommends **APPROVAL** a First Replat of Block 3, Monterrey Addition, subject to **five conditions of approval**:

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of:
  - a) a sidewalk along the south side of right-of-way adjacent to West Avenue Y. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
  - b) provide a pedestrian access easement on the plat for the existing sidewalk along the east side of S. Bryant Boulevard, or relocate the sidewalk onto the public right-of-way, OR provide a survey indicating the sidewalk is in the public right-of-way.

*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 sidewalks in accordance with the approved version of the sidewalk construction plan.*

3. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.B, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections (LOT 5A) and complete the installation in accordance with the approved version of these plans. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 36 month period.
4. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1, install necessary water and sewer service lines to each new lot. Alternatively, per Land Development and Subdivision Ordinance, Chapter 11.I.B.2, request to the Department of Public Works the deferral of such requirement to a later stage of development.
5. Prior to plat recordation, per 2015 International Fire Code, Section 507.5, and Appendix D, 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.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Replat  
Application

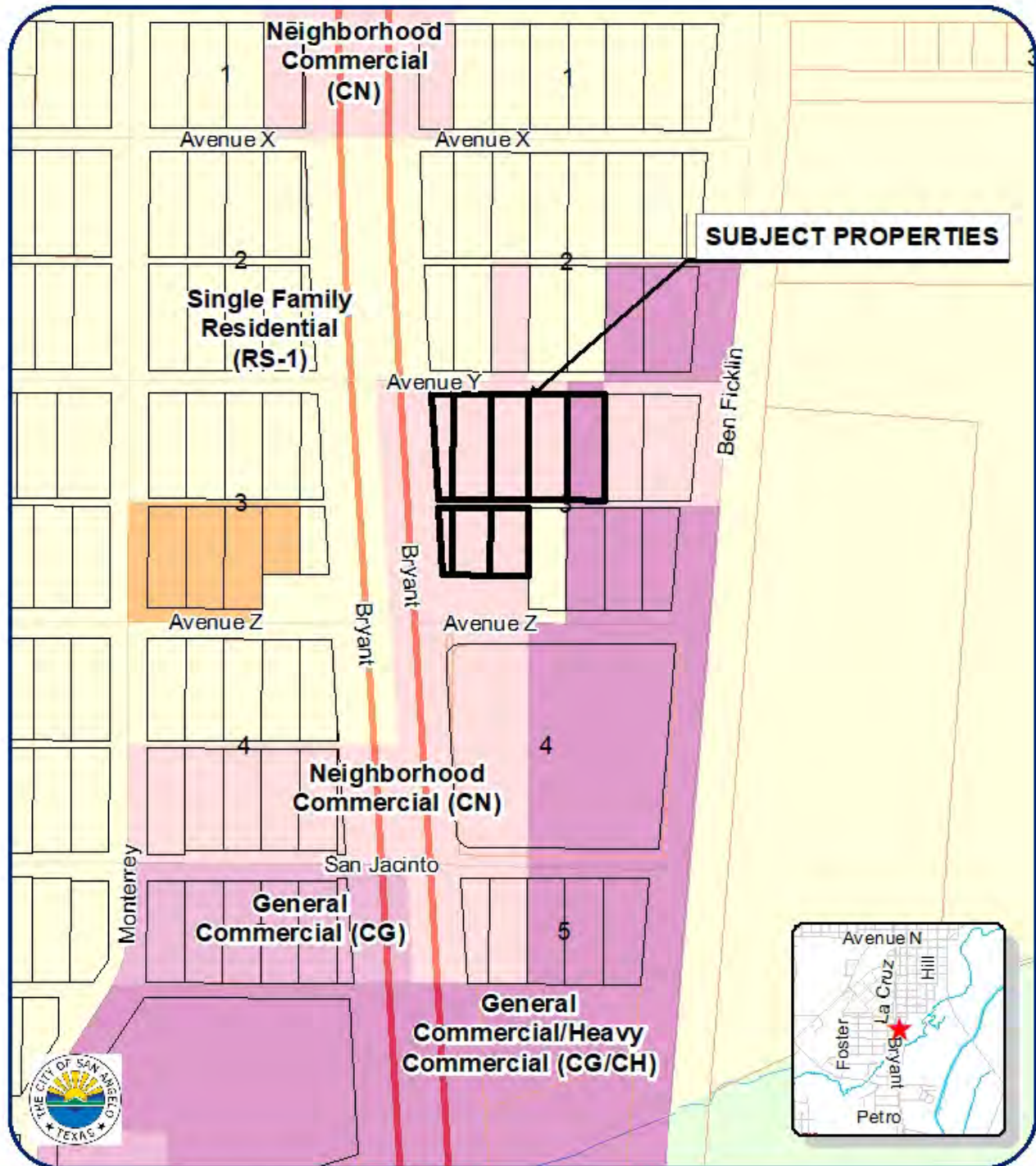


**First Replat in Block 3**  
**Monterrey Addition**  
 Council District - SMD 3- Thomas  
 Neighborhood: Rio Vista  
 Scale: 1" approx. = 175 ft  
 SE of S. Bryant Blvd/W. Ave. Y



**Legend**

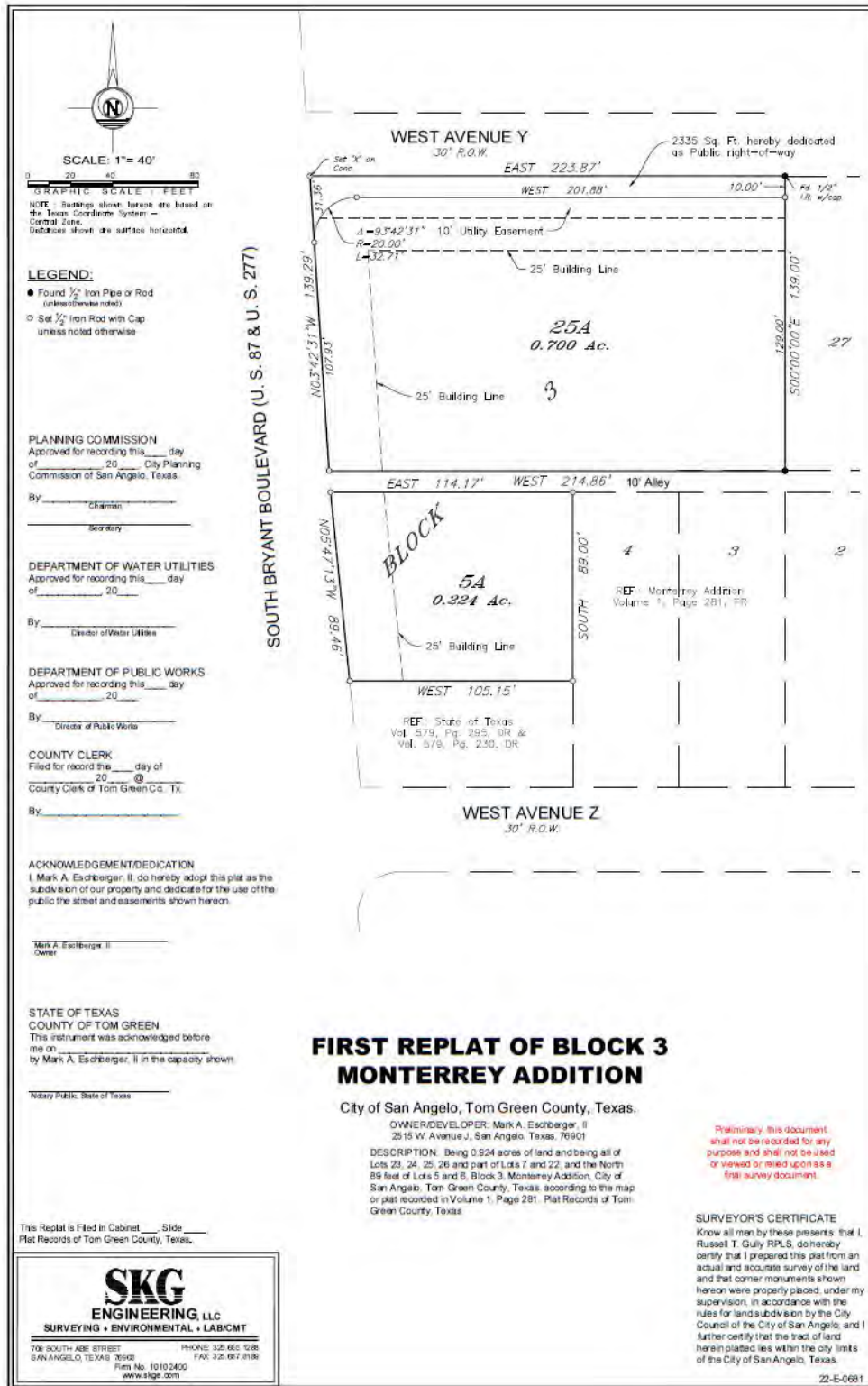
- Subject Properties: —
- Current Zoning: **CN & CG/CH**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood Center**



**First Replat in Block 3**  
**Monterrey Addition**  
 Council District - SMD 3- Thomas  
 Neighborhood: Rio Vista  
 Scale: 1" approx. = 175 ft  
 SE of S. Bryant Blvd/W. Ave. Y


**Legend**  
 Subject Properties: **Subject Properties**  
 Current Zoning: **CN & CG/CH**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood Center**

N



**STAFF REPORT  
PLANNING COMMISSION – OCTOBER 17, 2022**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat: RP22-34		First Replat of Lots 143, 144, 145, 146, Fairway Downs Subdivision, Section One	
<b>SYNOPSIS:</b>			
The Planning Commission approved a final plat of 52 single family lots and a commercial lot for Section One of Fairway Downs on April 18, 2022. The plat was recorded on August 2, 2022 with the County Clerk. The applicant has submitted this replat for Lots 143-146 within the original Section One, to replat these 4 original lots to a total of 5 lots. The plat includes new temporary turnarounds on the two easternmost lots. No variances have been requested.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Southeast of the intersection of Country Club Rd. and S. Ratliff Rd.		Lots 143, 144, 145, and 146 in Fairway Downs Subdivision, Section One	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #1 – Tommy Hiebert Neighborhood – Country Club	RS-1	N - Neighborhood	2.75 acres
<b>THOROUGHFARE PLAN:</b>			
Medalist Drive and Bunker Drive – Local Streets – required: 50’ ROW, paving: 40’ or 36’ with a 4’ sidewalk; provided: 50’ right-of-way, 40’ paving width.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a First Replat of Lots 143, 144, 145, 146, Fairway Downs Subdivision, Section One, subject to <b>three conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner and Petitioner: Casey Poynor, Dorado Bay, LLC			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**Recommendations:**

Staff recommends **APPROVAL** of a First Replat of Lots 143, 144, 145, 146, Fairway Downs Subdivision, Section One, subject to **three conditions of approval:**

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, obtain approval from all City Staff for the proposed temporary turnarounds on Lots 146A and 153, and submit a revised plat drawing, if necessary, showing any required changes as approved by City Staff [Land Development and Subdivision Ordinance, Chapter 9.III.C.3].
3. Prior to plat recordation, per 2015 International Fire Code, Section 507.5, and Appendix D, 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.

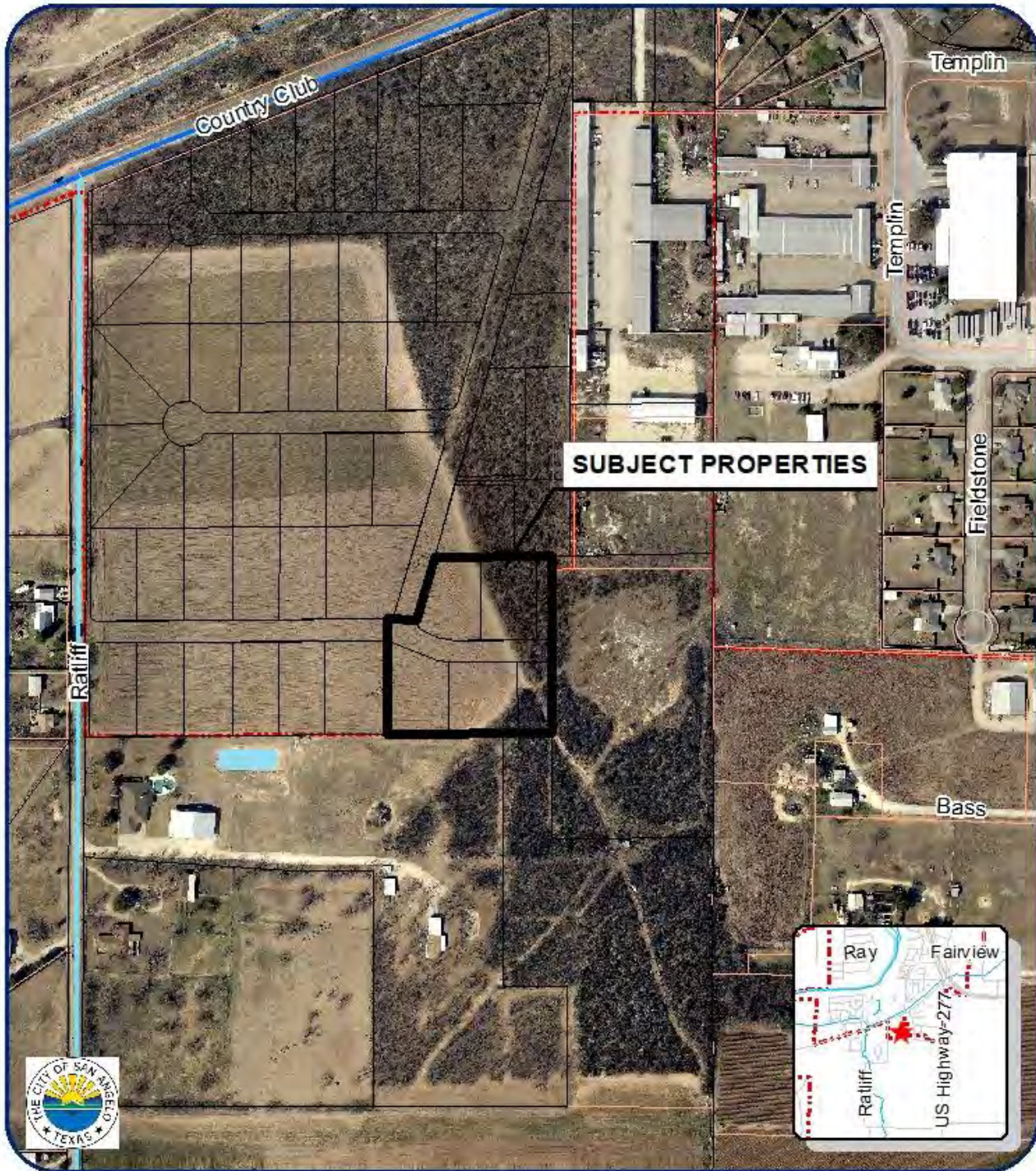
**Attachments:**

Aerial Map

Replat, Section One

Full Extent

Recorded Final Plat, Section One




**First Replat of Lots 143, 144, 145, 146**  
**Fairway Downs Subdivision, Section One**

Council District - Tommy Hiebert (SMD #1)  
Neighborhood: Country Club  
Scale: 1" approx. = 300 ft

SE of Country Club Rd/S. Ratliff Rd.

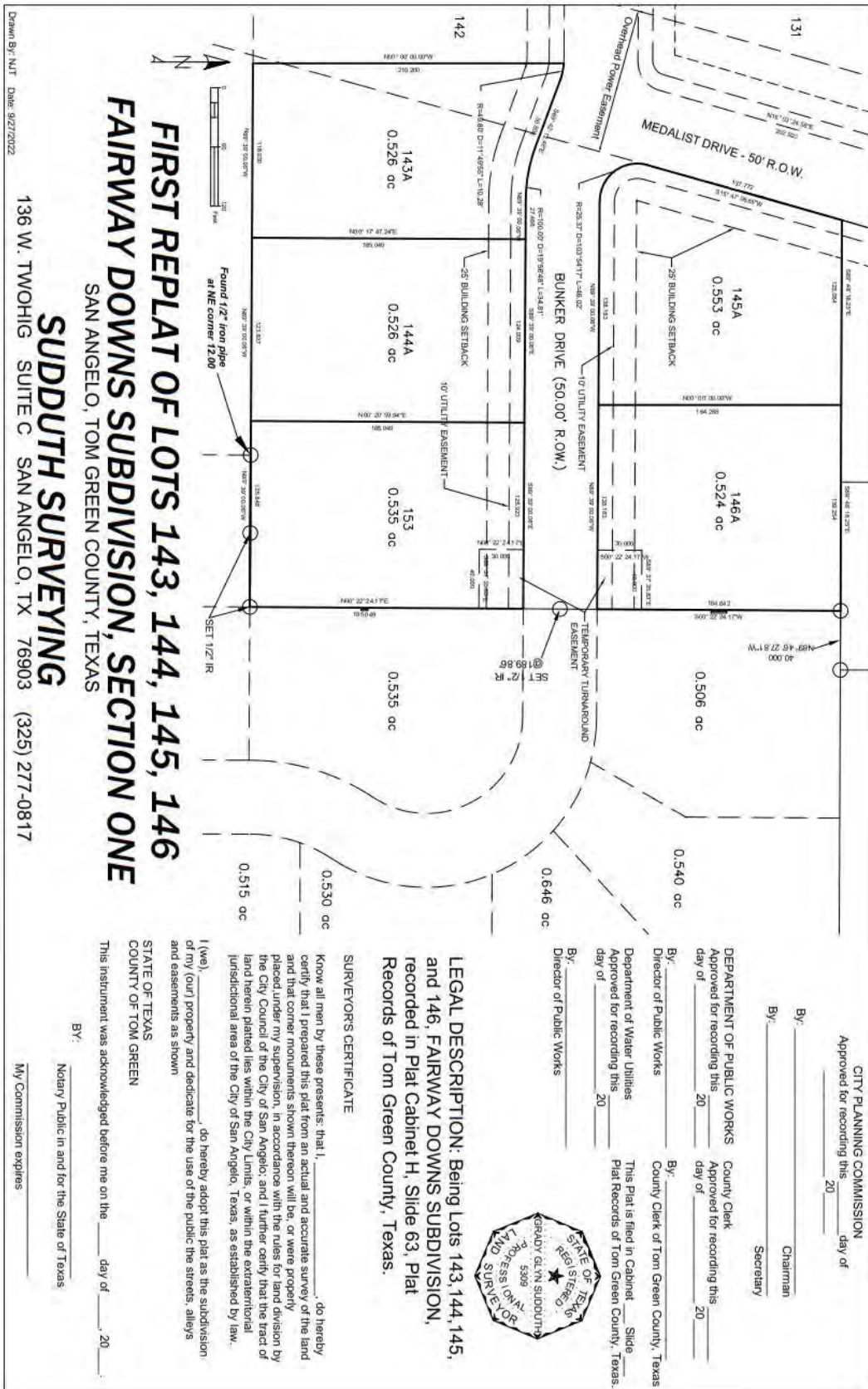


**Legend**

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



Replat



CITY PLANNING COMMISSION  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

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

By: \_\_\_\_\_ County Clerk  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

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



LEGAL DESCRIPTION: Being Lots 143, 144, 145, and 146, FAIRWAY DOWNS SUBDIVISION, recorded in Plat Cabinet H, Slide 63, Plat Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon will be, or were properly placed under my supervision, in accordance with the rules for land division 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, or within the extrajurisdictional jurisdictional area of the City of San Angelo, Texas, as established by law.

I (we) \_\_\_\_\_, do hereby adopt this plat as the subdivision of my (our) property and dedicate for the use of the public the streets, alleys and easements as shown

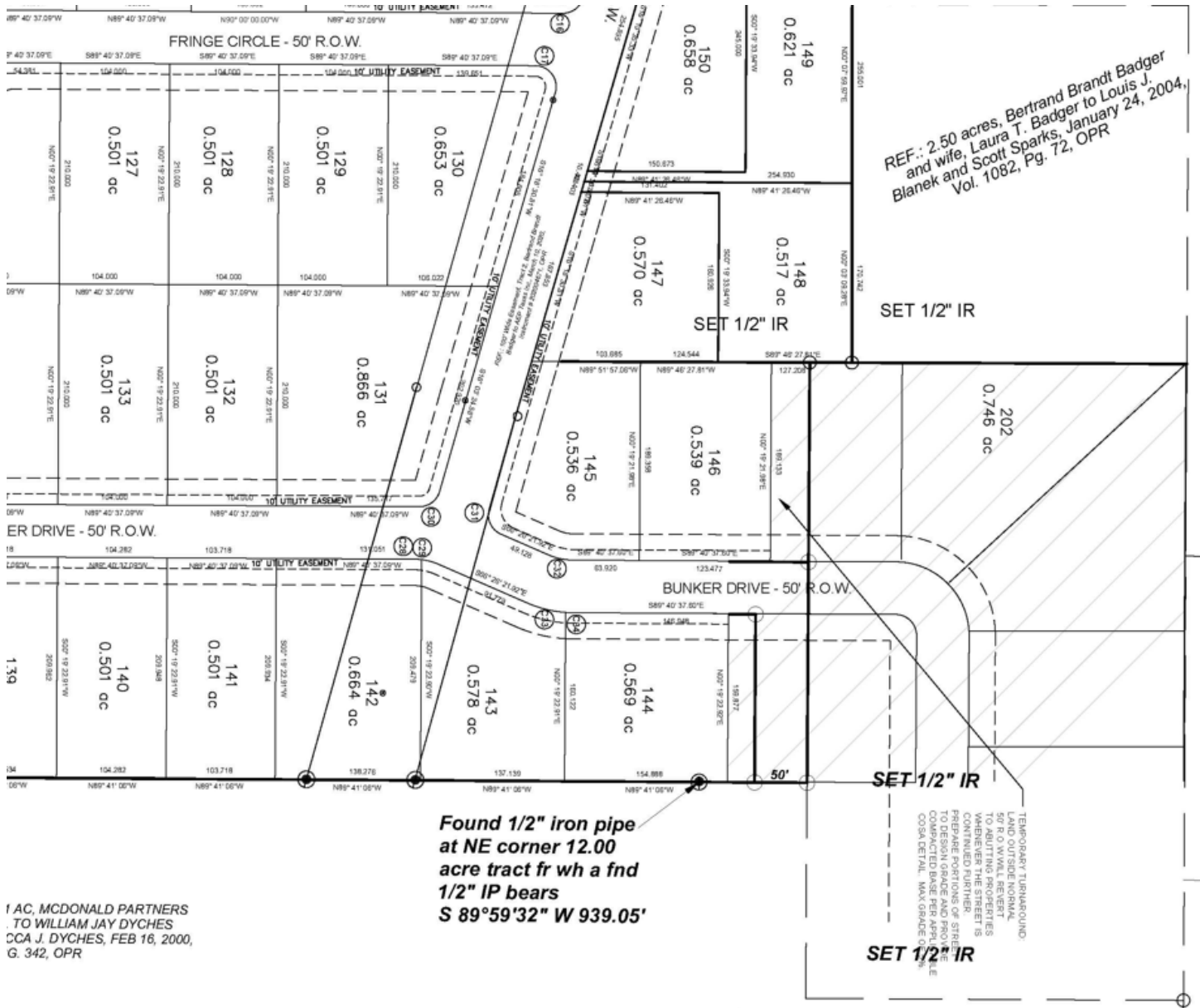
STATE OF TEXAS  
 COUNTY OF TOM GREEN

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_ Notary Public in and for the State of Texas.

My Commission expires \_\_\_\_\_

**Recorded Final Plat (August 2022)**



REF.: 2.50 acres, Bertrand Brandt Badger and wife, Laura T. Badger to Louis J. Blank and Scott Sparks, January 24, 2004, Vol. 1082, Pg. 72, OPR

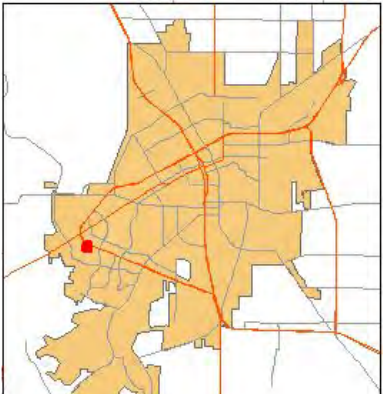
1 AC, MCDONALD PARTNERS  
 TO WILLIAM JAY DYCHES  
 CCA J. DYCHES, FEB 16, 2000,  
 G. 342, OPR

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

DATE:	03/18/2022
VERSION:	REV D
PREPARED BY:	JOSEPH BULLARD, P.E.
DRAWN BY:	ROBERT D. HARD, P.E.
CHECKED BY:	JOSEPH BULLARD, P.E.
APPROVED:	CASEY POYNOR

**STAFF REPORT**  
**PLANNING COMMISSION – OCTOBER 17, 2022**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat: RP22-35		Second Replat of Block 2, Ellison Estates, Section Two	
<b>SYNOPSIS:</b>			
The applicant is requesting to replat Lot 5 in the previous (first) replat approved in 2018 into two lots, 3.895 acres and 3.240 acres each. The property is zoned General Commercial (CG) and is presently vacant. An existing sidewalk has been installed by TXDOT in the public right-of-way in front of the property. No variances are requested.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Southwest of Sherwood Way and W. Loop 306		Shannon Long Term Care Facility, Section One	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #6 – Larry Miller Neighborhood – Bonham	CG	C- Commercial	7.135 acres
<b>THOROUGHFARE PLAN:</b>			
W. Loop 306 (TXDOT) – Freeway – required: N/A, provided: 300’ right-of-way, 36’ paving width (frontage road only).			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a Second Replat of Block 2, Ellison Estates, Section Two, subject to <b>two conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Lukarh Investments, LLC Petitioner: Russell Gully, P.E., R.L.S., SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**Recommendations:**

Staff recommends **APPROVAL** of a Second Replat of Block 2, Ellison Estates, Section Two, subject to **two conditions of approval**:

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, per Chapter 12, Planning and Development, Sec 12.05.001, Stormwater Design Manual, Sec 2.13, a drainage study shall be submitted. If public improvements are deemed necessary by this study per Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13], submit construction plan and profile sheets for approval [including streets]. Alternatively, per Chapter 12, Planning and Development, Sec. 12.05.004, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. Said deferral may be until such time as the property is further subdivided or prior to the issuance of a building permit in which construction results in more than a 5% increase of impervious area. A drainage study for the First Replat was submitted by SKG Engineering & dated No 6, 2018. Study includes the following in Section 500: "The developer of each lot shall be responsible to accommodate existing stormwater flows across each lot."

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Rplat  
Application



**Second Replat of Block 2  
 Ellison Estates, Section Two**

Council District - SMD 6- Miller  
 Neighborhood: Bonham  
 Scale: 1" approx. = 450 ft

SW of Sherwood Way/W. Loop 306



**Legend**

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

# SECOND REPLAT OF BLOCK 2, ELLISON ESTATES SECTION TWO

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: LUKARH INVESTMENTS, LLC  
DESCRIPTION : Being 7.135 acres and being all of Lot 5, Block 2, Section Two, Ellison Estates, City of San Angelo, Tom Green County, Texas according to the plat recorded in Cabinet G, Slide 384, Plat Records of Tom Green County, Texas.

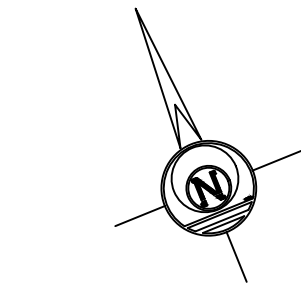
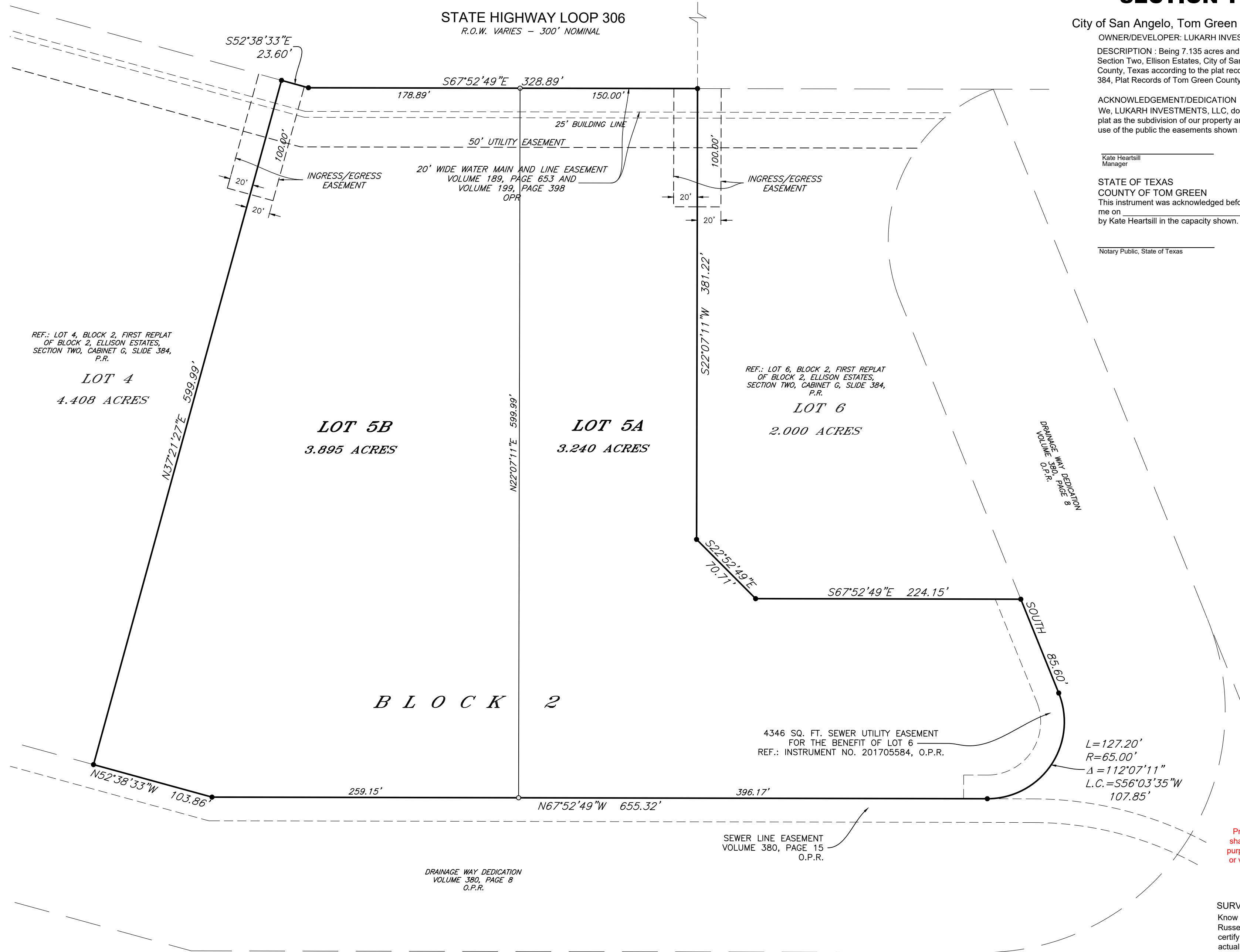
ACKNOWLEDGEMENT/DEDICATION  
We, LUKARH INVESTMENTS, LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

Kate Heartsill  
Manager

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

Notary Public, State of Texas

STATE HIGHWAY LOOP 306  
R.O.W. VARIES - 300' NOMINAL



SCALE: 1"= 60'

GRAPHIC SCALE : FEET  
0 30 60 120

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

**LEGEND:**

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

**PLANNING COMMISSION**

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

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

**DEPARTMENT OF WATER UTILITIES**

Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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

**DEPARTMENT OF PUBLIC WORKS**

Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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

**COUNTY CLERK**

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

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

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

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.

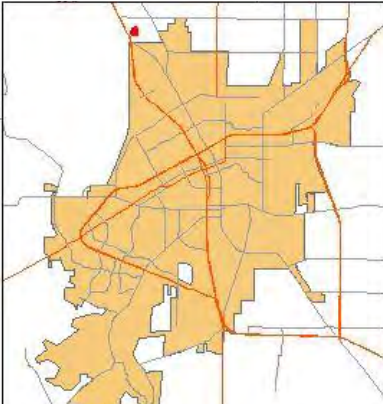
**SKG**  
**ENGINEERING, LLC**  
SURVEYING • ENVIRONMENTAL • LAB/CMT  
706 SOUTH ABE STREET      PHONE: 325.655.1288  
SAN ANGELO, TEXAS 76903      FAX: 325.657.8189  
Firm No. 10102400  
www.skge.com

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.

**STAFF REPORT**  
**PLANNING COMMISSION – OCTOBER 17, 2022**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		Witt Subdivision	
<b>SYNOPSIS:</b>			
<p>The applicant owns 8.307 acres of land which includes a 5.41 acre remainder within Block 1 of the T.N. Robbins Subdivision and the remainder within the former R. R. Lowrance Subdivision recently vacated. The applicant’s replat would divide these two properties into two new platted lots, a north 3.972-acre lot and a south 4.335-acre lot. The applicant intends to retain the south lot with his existing home and sell the north lot for future residential development. The properties are within the City’s Extra-Territorial Jurisdiction (ETJ) which gives city authority over platting but there is no zoning. The plat vacation included closure of an unbuilt street but would allow the lots immediately north of this area to continue to have alley rear access if needed. The applicant has applied for variances to allow the deficient right-of-way and paving width of Fruitland Farm to remain as is (see below).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Northeast of Fruitland Farm Road and Cactus Lane		5.41 acres in Block 1, T.N. Robbins Subdivision, and 2.897 acres in the former R. R. Lowrance Subdivision (vacated).	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #2 Neighborhood – N/A	N/A (ETJ)	R – Rural	8.307 acres
<b>THOROUGHFARE PLAN:</b>			
<p>Fruitland Farm Road (minor collector street):  Right-of-way required: 52’ minimum, 37’ provided; Paving width: 36’ required; 23’ provided.  <b>(Variances requested to allow current deficient right-of-way and paving width to remain as is.)</b></p>			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff recommends <b>APPROVAL</b> of the Final Plat, and <b>DENIAL</b> of the right-of-way and paving width variances, requiring the incremental half of the remaining minimum right-of-way of 7.5 feet, and the remaining paving width of 6.5 feet, subject to <b>four conditions of approval</b> below.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p>Owner: James Witt  Petitioner: Russell Gully, P.E., R.L.S.,  SKG Engineering, LLC</p>			
<b>STAFF CONTACT:</b>			
<p>Jeff Fisher, AICP  Chief Planner  (325) 657-4210, Extension 1550  <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a></p>			

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

- 1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** Fruitland Farm Road, a minor collector street, extends over  $\frac{3}{4}$  mile between N. Chadbourne Street and W. F.M. 2105 with the same right-of-way width and paving width. While the subject properties are not currently in the city limits, they are designated within the City's Annexation Plan for future inclusion in the city limits and are only 0.3 miles from the current city limits. As this area continues to grow and land is further subdivided, it is important that adequate right-of-way and paving width is provided to ensure city streets can function to accommodate additional traffic and residents. Further, Fruitland Farm Road remains the only north-south collector street connecting Cauley Lane to W. F.M. 2105 between U.S. Highway 87 and Grape Creek Road. Therefore, Staff does not support either variance and requests the incremental remaining halves of right-of-way and paving width as required. The required minimum right-of-way is 52 feet and is currently 37 feet, 15 feet less than required, and the required paving width is 36 feet and is currently 23 feet, 13 feet less than required. The required incremental halves borne by the applicant would be 7.5 feet of right-of-way and 6.5 feet of paving width.
- 2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** Staff does not believe the variance request is unique. Fruitland Farm Road is currently substandard, less than even a local road which requires a minimum paving width of 26 feet. Approving a variance for less width would set a negative precedent. The City recently updated the subdivision ordinance with new alternative minimum ROW and pavement width requirements that were intended to be an absolute minimum, short of a truly unique circumstance, which this is not. The subdivision ordinance requires each adjacent developer to install the required services and pavement adjacent to their properties as they develop, ensuring both financial fairness and that the road is upgraded at the time development occurs.
- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** The applicant indicates that the existing right-of-way alignment and width of Fruitland Farm Road is unique and a variance should be granted. Staff disagrees based on our site visit conducted on Friday, September 30, 2022, which shows the street topography relatively flat. While there are electric poles parallel to Fruitland Farm Road, these poles are already in the public right-of-way. There also appears to be sufficient room between these poles and the current paving width to provide the additional paving width, if not, the applicant would be responsible for relocation of any existing poles with the utility provider.
- 4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The subdivision ordinance requires a minimum of at least 26 feet for public safety for any road. For minor collector roads, the minimum required is 36 feet for the same reason. In addition, the general purpose statements of Chapter 2 requires "streets that insure safe, convenient and functional systems of vehicular and pedestrian circulation." Staff does not believe the current, deficient right-of-way and paving width is consistent with these standards and recommends denial of both variances for the reasons above.



**Deferral of Paving Width:** In accordance with Chapter 6.II.D of the LDSO, and to avoid an irregular jog in the street, Staff is in support of allowing a deferral of the additional paving width to allow those improvements to be made at the time of any improvements on a property immediately west of the subject property. This has been stated as an alternative option for Condition #3 below.

**Recommendations:**

Staff recommends **APPROVAL** of a final plat of Witt Subdivision, **DENIAL** of a variance to allow a 37-foot right-of-way, and **DENIAL** of a variance to allow a 23-foot paving width, subject to **four conditions of approval**:

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10.III.A.1, submit a revised plat, on which is illustrated the dedication of 7.5 feet on the east side of the right-of-way for Fruitland Farm Rd being one-half the required increment to increase total right of way to the minimum for a minor collector street.
3. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10.III.A.2, prepare and submit plans for required improvements to Fruitland Farm Road, a minor collector street, by half the additional increment necessary to comprise the minimum total pavement width of 36 feet. The existing pavement width is 23 feet, requiring 6.5 feet additional width on the east side. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 36 month period. A second alternative per Land Development and Subdivision Ordinance, Chapter 1.IV, is to obtain a variance from the Planning Commission. A final option per Land Development and Subdivision Ordinance, Chapter 6.II.D, would be to enter into a performance agreement with the City to defer the required incremental half of paving of Fruitland Farm Road until a) time of improvements on any properties immediately across Fruitland Farm Road to the west, or b) a City street improvement project. In both cases, the developer and/or subsequent property owners are responsible for their share of costs associated with improving the additional paving width of 6.5 feet.
4. Prior to plat recordation, per Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13, a drainage study shall be submitted. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. Alternatively, per Chapter 12, Planning and Development, Sec. 12.05.004, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. Said deferral may be until such time as the property is further subdivided or prior to the issuance of a building permit in which construction results in more than a 5% increase of impervious area.

**Attachments:**

Aerial Map, Final Plat, Final with Structures, Photographs, Application




**Final Plat**  
**Witt Subdivision**

Council District - N/A  
 Neighborhood: N/A  
 Scale: 1" approx. = 650 ft

NE of Fruitland Farm Rd/F.M. 2105



**Legend**

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

**Photos of Site and Surrounding Area**

NORTH ON FRUITLAND FARM ROAD



SOUTH ON FRUITLAND FARM ROAD



NORTHEAST AT PROPERTY

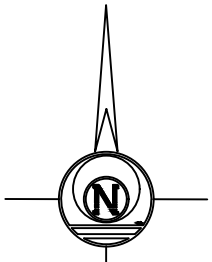


SOUTHEAST AT PROPERTY



SOUTH ON FRUITLAND FARM ROAD





SCALE: 1" = 150'



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

**LEGEND:**

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

**PLANNING COMMISSION**

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

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

**DEPARTMENT OF WATER UTILITIES**

Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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

**DEPARTMENT OF PUBLIC WORKS**

Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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

**COUNTY CLERK**

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

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

**CLEARWATER STREET**

1 2 3 4 5 6 7 8 9 10

REF.: Block 2, R. R. Lowrance's Subdivision, of The North 8.26 Ac. of Block 1, T. N. Robbins Subdivision of The North Part of S. A. & M. G. Ry. Co. Survey 12 Volume 4, Page 144 P.R.

15' Alley

N89°54'19"E 600.00'

FRUITLAND FARM ROAD

37' R.O.W.

N00°24'41"W 562.45'

N00°24'41"W 562.45'

N00°02'09"W 125.75'

290.00'

2  
3.972 Ac.

S89°35'19"W 600.46'

**BLOCK**

1  
4.335 Ac.

S88°57'39"W 383.97'

REF.: 1.013 Ac. Tr. (Tract Two) Instr. No. 604749

S00°36'01"E

S87°44'48"W 121.05'  
219.47'

REF.: 4.2123 Ac. Tr. Instr. No. 604749 Out of Block 1 T.N. Robbins Subdivision

210.00'

S00°24'41"E

S00°45'43"E 76.68'

342.58'

S00°45'43"E

Block 2  
T.N. Robbins Subdivision  
Survey 12  
Instrument No. 684835 P.R.

REF.: 3.285 Ac. Tr. Vol. 1005, Pg. 168 O.P.R.P.

**WITT SUBDIVISION**

Tom Green County, Texas.

OWNER/DEVELOPER: James Witt

DESCRIPTION: Being 8.307 acres of land out of Block 1, T. N. Robbins Subdivision of Survey No. 12, Tom Green County, Texas according to the plat recorded in Volume 1, Page 47, Plat Records of Tom Green County, Texas and Lots 11 - 20, Block 2, and Goodwater Street and the Street segment east of Lot 11, R. R. Lowrance's Subdivision of the north 8.26 acres of Block 1, T. N. Robbins Subdivision according to the plat of said Lowrance's Subdivision as recorded in Volume 2, Page 66, Plat Records of Tom Green County, Texas.

**ACKNOWLEDGEMENT/DEDICATION**

I, James Witt, do hereby adopt this plat as the subdivision of my property.

James Witt  
Owner

STATE OF TEXAS  
COUNTY OF TOM GREEN

This instrument was acknowledged before me on \_\_\_\_\_  
by James Witt 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.

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

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

**SURVEYOR'S CERTIFICATE**

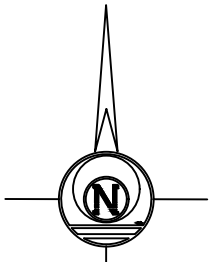
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council 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



SCALE: 1" = 150'



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

**LEGEND:**

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

**PLANNING COMMISSION**

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

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

**DEPARTMENT OF WATER UTILITIES**

Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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

**DEPARTMENT OF PUBLIC WORKS**

Approved for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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

**COUNTY CLERK**

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

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

**STATE OF TEXAS**

**COUNTY OF TOM GREEN**  
This instrument was acknowledged before me on \_\_\_\_\_ by James Witt in the capacity shown.

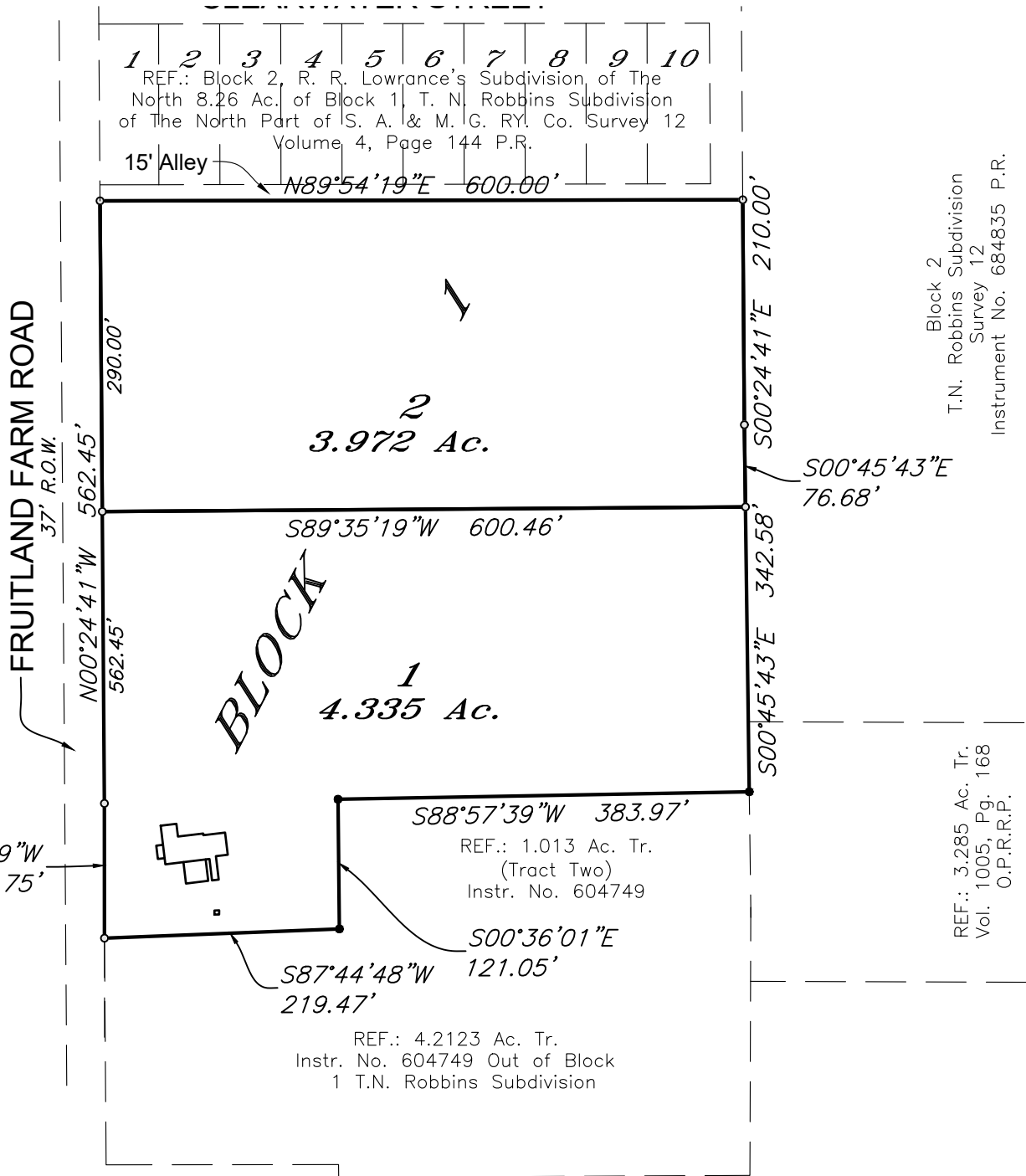
\_\_\_\_\_  
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# WITT SUBDIVISION

Tom Green County, Texas.

OWNER/DEVELOPER: James Witt

DESCRIPTION: Being 8.307 acres of land out of Block 1, T. N. Robbins Subdivision of Survey No. 12, Tom Green County, Texas according to the plat recorded in Volume 1, Page 47, Plat Records of Tom Green County, Texas and Lots 11 - 20, Block 2, and Goodwater Street and the street segment east of lot 11, R. R. Lowrance's Subdivision of the north 8.26 acres of Block 1, T. N. Robbins Subdivision according to the plat of said Lowrance's Subdivision as recorded in Volume 2, Page 66, Plat Records of Tom Green County, 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.

**ACKNOWLEDGEMENT/DEDICATION**

I, James Witt, do hereby adopt this plat as the subdivision of my property.

James Witt  
Owner

SHEET FOR ADDITIONAL VARIANCE REQUEST(S)

**Section 4: Variance Requests**

Request \_\_\_\_: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: \_\_\_\_\_

To dedicate additional right-of-way width by the required incremental half width

Full variance requested       Partial variance requested (*proposed variation from standard*): 10. III. A. 1.

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.  
Approval of this variance is not detrimental to the public safety or injurious to other property.

The right-of-way currently meets the functional needs of the area.

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 existing alignment and width of the street right-of-way is unique.

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 a particular hardship to the owner would result.

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

As other conditions are met, the provisions of applicable ordinances would not vary in a significant way.

SHEET FOR ADDITIONAL VARIANCE REQUEST(S)

**Section 4: Variance Requests**

Request \_\_\_\_: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: \_\_\_\_\_

To widen the street by a portion of the full required incremental half width Without Curbs and gutters

Full variance requested       Partial variance requested (*proposed variation from standard*): 10. III. A. 2.

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.

Approval of this variance is not detrimental to the public safety or injurious to other property.

The Street currently meets the functional needs of the area.

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 existing alignment and width of the street within the right-of-way is unique. Many City streets meet the required width or are of an appropriate width to meet the needs of the area.

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 a particular hardship to the owner would result.

There is existing curb and gutter that would have to be removed to accommodate the street widening.

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

As other conditions are met, the provisions of applicable ordinances would not vary in a significant way.



## 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

Witt Subdivision

Proposed Subdivision Name

9.30 Acres Out of Block 1, T. N. Robbins's Subdivision of Survey No. 12 & Block 2, R. R. Lowrance's Subdivision of the N. 8.26 Acres of Block 1, T. N. Robbins Subdivision

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

35-02775-0002-000-00 & 35-02726-007-000-00

Tax ID Number(s) (can be found on property tax statement or at [www.tamgreencad.com](http://www.tamgreencad.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
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Property Owner: <b>James Witt</b>	(325) 650-4550	wittsteer@gmail.com
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Name	Phone Number	Email Address
------	--------------	---------------

Architect/Engineer/Design Professional: <b>SKG Engineering</b>	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 COQA 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: Water Wells

Sewer:  City - requesting new services Proposed size? \_\_\_\_\_  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_  
 Septic System Lot size? 3.972 Ac. & 4.335 Ac.

(NOTE: Please see Tam 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**

**8.30 Ac.** 2  
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 8.30  Office \_\_\_\_\_  
 Multi-Family Residential \_\_\_\_\_  Industrial/Manufacturing \_\_\_\_\_  Commercial/Retail \_\_\_\_\_

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

Vacant \_\_\_\_\_  Single-Family Residential 8.30  Office \_\_\_\_\_  
 Multi-Family Residential \_\_\_\_\_  Industrial/Manufacturing \_\_\_\_\_  Commercial/Retail \_\_\_\_\_

Are there existing structures on the property?  Yes  No  
If yes, how many structures exist? 1 What type of structures exist currently? Brick Residence

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

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

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

**Section 4: Variance Requests**

Are any variances for this application being requested?  Yes  No

If yes, provide all of the following information:

**Request 1:** Section & subsection from Subdivision Ordinance from which variance is requested: \_\_\_\_\_

Full variance requested  Partial variance requested (proposed variation from standard): \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

(Section 4 continues on next page)

Section 4, continued

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

James P. White  
 Owner's Signature

5-25-22  
 Date

Scott Danovny  
 Representative's Signature

9-20-22  
 Date

**FOR OFFICE USE ONLY:**

Submitted to front desk: \_\_\_\_\_ Date \_\_\_\_\_ Deemed preliminary complete: \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ Initials \_\_\_\_\_

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

Completeness review passed?  Yes \_\_\_\_\_ Date \_\_\_\_\_  No \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

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

Yes \_\_\_\_\_ Date \_\_\_\_\_  No \_\_\_\_\_ Date \_\_\_\_\_

Approvals required for this application:


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

Date of Approval Expiration: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

**STAFF REPORT**  
**PLANNING COMMISSION – OCTOBER 17, 2022**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat: RP22-36		First Replat in Block One, Section One, Shannon Long Term Care Facility	
<b>SYNOPSIS:</b>			
<p>The applicant Shannon Medical has applied to replat the subject 14.985-acre property into two lots. The existing Shannon Long Term Care Facility will remain on Lot 2 which is 7.686 acres, and the new Lot 1 which is 7.299 acres will allow for separate development. The applicant has applied for one variance from the subdivision ordinance to allow Appaloosa to maintain a deficient right-of-way width of 43 feet, in lieu of the minimum required 52 feet. Sidewalks are required under the subdivision ordinance to extend across Appaloosa Trail and F.M. 1288 adjacent to the property zoned General Commercial (CG).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Northwest of Appaloosa Trail and F.M. 2288		Shannon Long Term Care Facility, Section One	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #6 – Larry Miller Neighborhood – Bluffs	CG	C- Commercial	14.985 acres
<b>THOROUGHFARE PLAN:</b>			
<p>F.M. 2288 (TXDOT) – Major Arterial Street – required: N/A, provided: 120’ right-of-way, 64’ paving width  Appaloosa Trail – Minor Collector Street – required: minimum 52’ right-of-way, minimum 36’ paving width; provided: 43’ right-of-way, 36’ of paving width.  <b>(Variance requested to allow current deficient right-of-way of 43’ for Appaloosa Trail to remain as is).</b></p>			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff recommends <b>APPROVAL</b> of a First Replat in Block One, Shannon Long Term Care Facility; and <b>APPROVAL</b> of the right-of-way width variance, allowing Appaloosa Trail to maintain a 43-foot right-of-way in lieu of the minimum required 52 feet, subject to <b>seven conditions of approval</b>.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p>Owner: Trustees of Shannon West Medical  Petitioner: Russell Gully, P.E., R.L.S.,  SKG Engineering, LLC</p>			
<b>STAFF CONTACT:</b>			
<p>Jeff Fisher, AICP  Chief Planner  (325) 657-4210, Extension 1550  <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a></p>			

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

1. **The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** The original property was platted as one lot in 1990. The subdivision ordinance at that time required only the primary street frontage to meet minimum standards which was F.M. 2288, a major arterial road. City Staff believe that the current right-of-way width of 43 feet, which was required for the original plat, is sufficient. The entire right-of-way of Appaloosa Trail between Pinto Path Street and F.M. 2288 maintains the same right-of-way width so approval of this variance would remain consistent with the surrounding area. Finally, the street has the minimum paving width of 36 feet and functions adequately.
2. **The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** Staff believes this area is unique given the original plat was approved with this right-of-way width.
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.** While there are no topographical conditions that would hinder the additional right-of-way, as indicated, the street meets the minimum 36-foot paving width and functions adequately. The plat drawing delineates the required underground utility easements, including a 10-foot sewer and water line easement, and therefore, additional right-of-way is not required due to the provision of this utility easement.
4. **The variance will not, in any significant way, vary the provisions of applicable ordinances.** This would not vary any other provisions of the subdivision ordinance or other City ordinances.

**Recommendations:**

Staff recommends **APPROVAL** of a First Replat in Block One, Shannon Long Term Care Facility; and **APPROVAL** of the right-of-way width variance, allowing Appaloosa Trail to maintain a 43-foot right-of-way in lieu of the minimum required 52 feet, subject to **seven conditions of approval:**

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of:
  - a) a sidewalk along the north side of right-of-way adjacent to Appaloosa Trail and Lot 1, connecting to the existing sidewalk adjacent to Lot 2; and
  - b) a sidewalk along the west side of right-of-way adjacent to F.M. 2288, connecting to the new sidewalk adjacent to Lot 1.

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 sidewalks in accordance with the approved version of the sidewalk construction plan.*

3. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10.III.A.1, submit a revised plat, on which is illustrated the dedication of 4.5 feet on the north side of the right-of-way for Appaloosa Trail, being one-half the required increment to increase total right of way to the minimum for a minor collector street. Alternatively, per Chapter 1.V of the Land Development and Subdivision Ordinance, obtain a variance from the Planning Commission.
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1, install necessary water service lines to each new lot. Alternatively, per Land Development and Subdivision Ordinance, Chapter 11.I.B.2, request to the Department of Public Works the deferral of such requirement to a later stage of development.
6. Lot 1 has an existing detention basin and Lot 2 has 3 basins. Prior to plat recordation, per Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13, submit document, sealed by engineer, certifying the basin on lot 1 has the capacity to mitigate stormwater on lot 1 per the stormwater ordinance independently of the 3 basins on lot 2. The same for the 3 basins on lot 2 having the capacity to mitigate stormwater on lot 2 per the stormwater ordinance independently of the basin on lot 1. Provide prior drainage study and design substantiating the existing design having capacity for both lots 1 and 2 either by reference to an existing study or document transmittal. Alternatively, independent drainage studies for lot 1 & 2 shall be submitted. 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, [Chapter 12, Planning and Development, Sec. 12.05.004], submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development.
7. Prior to plat recordation, per 2015 International Fire Code, Section 507.5, and Appendix D, 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.

**Attachments:**

Aerial Map, Future Land Use Map, Zoning Map  
Photographs  
Final Plat  
Final with Structures  
Application



**First Replat in Block One, Section One**  
**Shannon Long Term Care Facility**

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

NE of Fruitland Farm Rd/F.M. 2105



**Legend**

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

**Photos of Site and Surrounding Area**

WEST ON APPALOOSA AT EXISTING BUILDING



EAST ON APPALOOSA TRAIL



NORTH AT NEW LOT 1



EAST ON APPALOOSA TRAIL

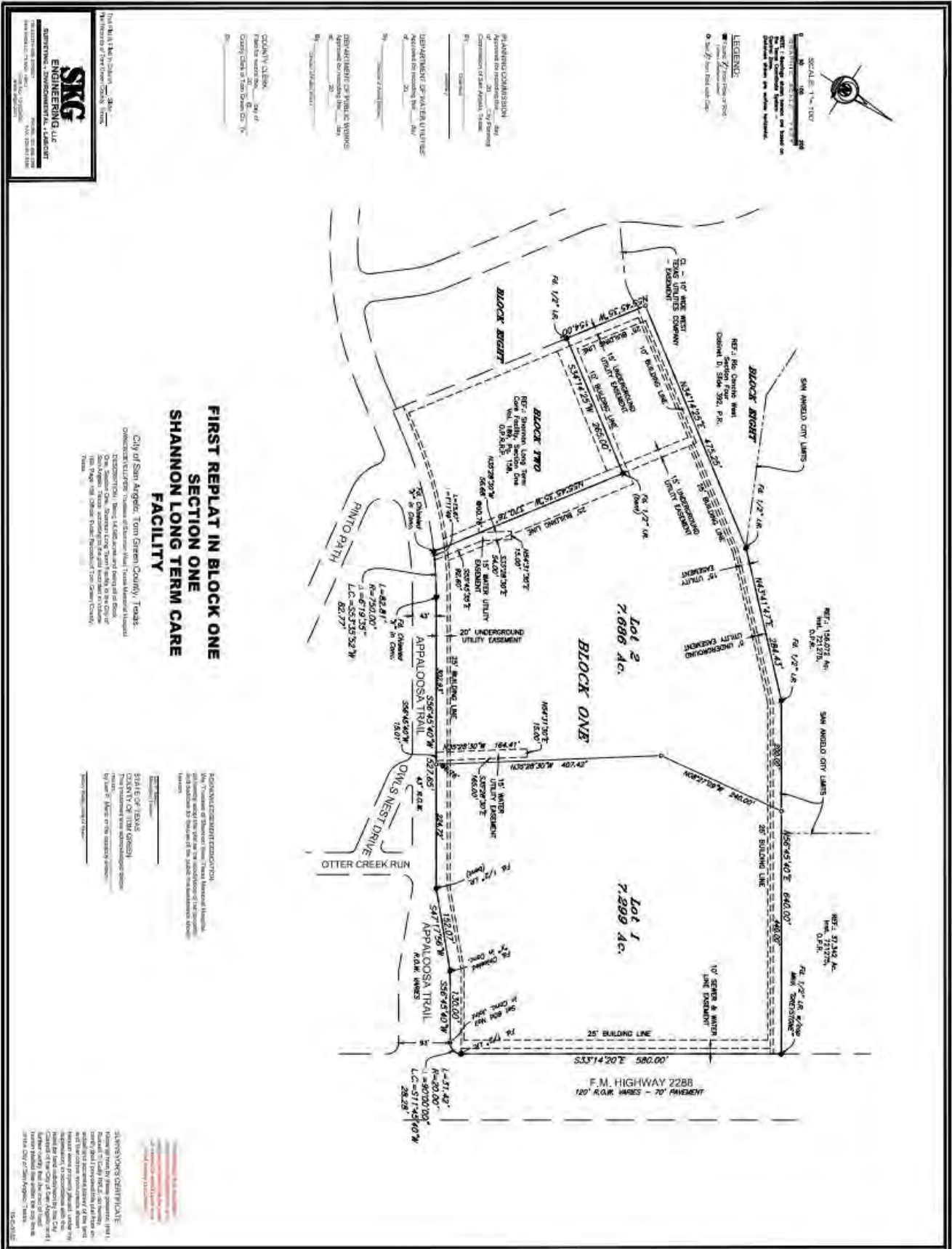


NORTH ON F.M. 2288



SOUTH ON F.M. 2288











# STAFF REPORT – CP22-05/Z22-20

Planning Commission: October 17, 2022  
 City Council 1<sup>st</sup> reading: November 15, 2022  
 City Council 2<sup>nd</sup> reading: December 13, 2022

<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Comprehensive Plan Amendment & Rezoning		CP22-05/Z22-20: 290 W 37 <sup>th</sup> Street	
<b>SYNOPSIS:</b>			
<p>The applicant has submitted associated Comprehensive Plan Amendment (CPA) and Rezoning (RZ) applications to rezone the property from Ranch &amp; Estate [R&amp;E] to Single Family Residence [RS-1] and ultimately divide the property into 3 single family lots. The existing tracts are abstracts and will have to be platted as part of the development before building can proceed. In reviewing the request for a Comprehensive Plan Amendment from the Rural Land Use and a Zone Change to the smaller Single Family RS-1 lot size staff is concerned that this is a large area of Ranch and Estate zoning that has not had any other zoning designation incursions. The Rural designation is intended to maintain the rural qualities and characteristics of this area of San Angelo. In the past, the Planning Commission after evaluation, approved incursions for larger areas of land that could support infrastructure development.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
290 W 37 <sup>th</sup> Street		Tract:12, Abst: A-1954 S-0011, Survey: SA &M G RR CO, .6340 Acre in Tract12/ Abst. A-1954 S-0011, Survey: SA&MG.4300 Acres Being 105' X 177'	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #2 – Tom Thompson Riverside Neighborhood	Rural & Estate (R&E)	RURAL	1.064 Acres
<b>NOTIFICATIONS:</b>			
12 notifications for CP22-05 and Z22-20 were mailed within a 200-foot radius on September 27, 2022. No responses in support and 3 in opposition at this time.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>DENIAL</b> of an amendment to the City of San Angelo Comprehensive Plan, changing all 1.064 acres from the “Rural” Future Land Use to the “Neighborhood” Future Land Use; and <b>DENIAL</b> of a rezoning on the Ranch and Estate (R&E) Zoning District to the Single-Family Residential (RS-1) Zoning District.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Applicants Representative: Erica Carter Carter-Fentress Engineering, LLC			
<b>STAFF CONTACT:</b>			
Sherry L. Bailey Senior Planner (325) 657-4210, Extension 1546 <a href="mailto:Sherry.bailey@cosatx.us">Sherry.bailey@cosatx.us</a>			

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believes changing the Comprehensive Plan designation from “Rural” to “Neighborhood” is not consistent with the policies stated in the Plan. Designated rural areas are important to San Angelo to maintain the rural character of the those areas. Usually, when looking at an area that was part of a Comprehensive Plan amendment the city looks at similar areas adjacent that have changed designation because of growth impacts. In this case there have been no incursions into this Rural area. This request would be opening the door to a significantly smaller residential lot size and increase the density within the area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning change from Ranch & Estate to Single Family Residence would open an area that has maintained a larger lot development. Even though it is only for the proposed three lots the density is significantly greater than the existing area and would change the character of an existing stable area.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The RS-1 zoning is significantly smaller in size and much greater in density than the rest of the development in this Rural area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The applicant is seeking to introduce change into an area that has not seen development incursions and on a small scale. If the Commission and Council believe that it is appropriate for this area to transition to higher density, non-rural development, then a larger review of this entire area should be considered, rather than this piecemeal change.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The area would remain residential but it would be introducing a higher density into an area that has been designated as rural.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes this is a small area with a one owner request. It has not been demonstrated that there is an identified community need for this change to a stable area.

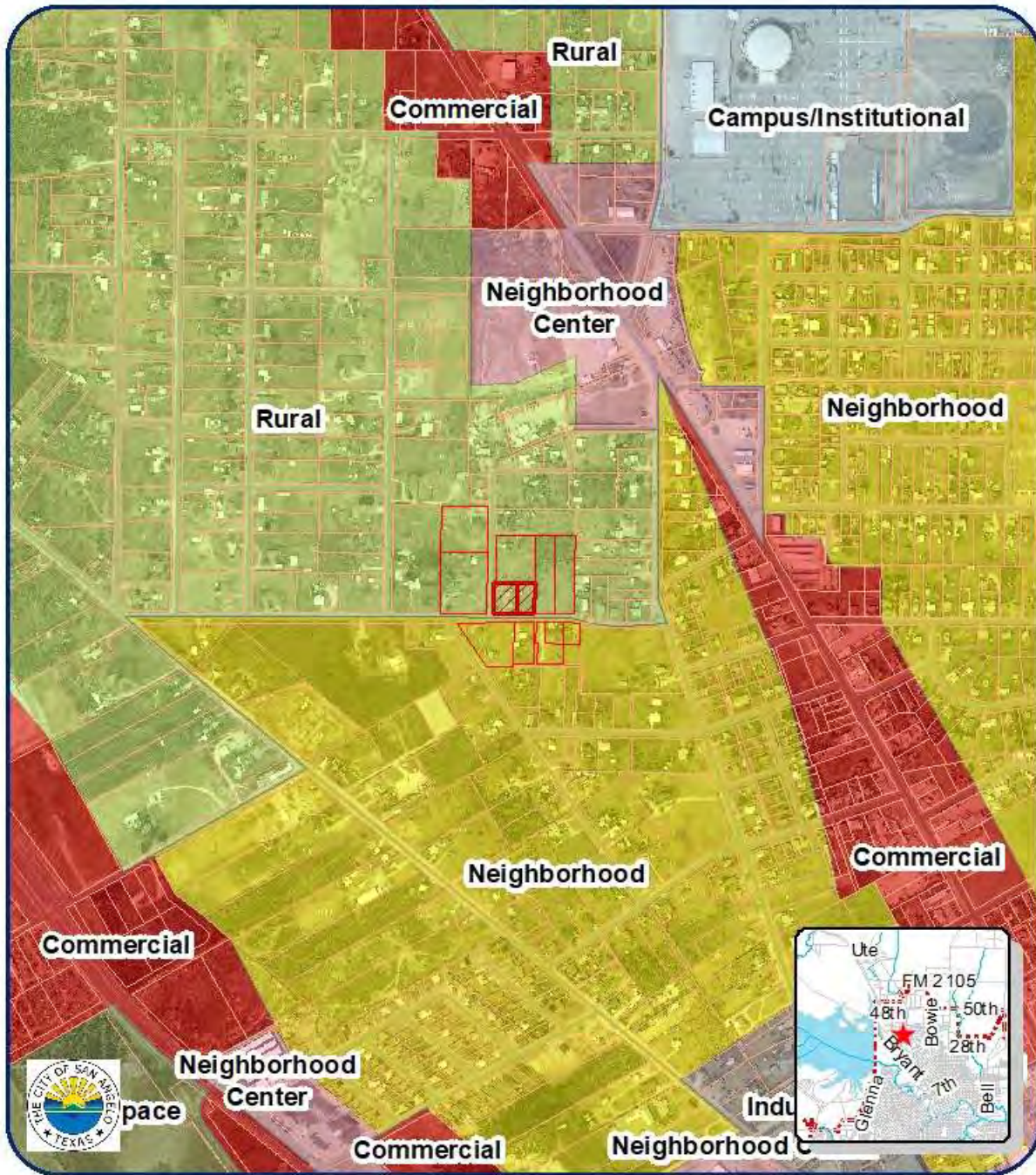
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The development patterns for the area are well established large lot rural development and the request for three smaller lots would not represent a logical and orderly pattern of development, unless it was done as a more comprehensive review of the larger area.

**Recommendation:**

Staff recommends **DENIAL** of an amendment to the City of San Angelo Comprehensive Plan, changing all 1.064 acres from the “Rural” Future Land Use to the “Neighborhood” Future Land Use; and **DENIAL** of a rezoning on the 1.064 acres from the Ranch and Estate (R&E) Zoning District to the Single-Family Residential (RS-1) Zoning District.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Applications

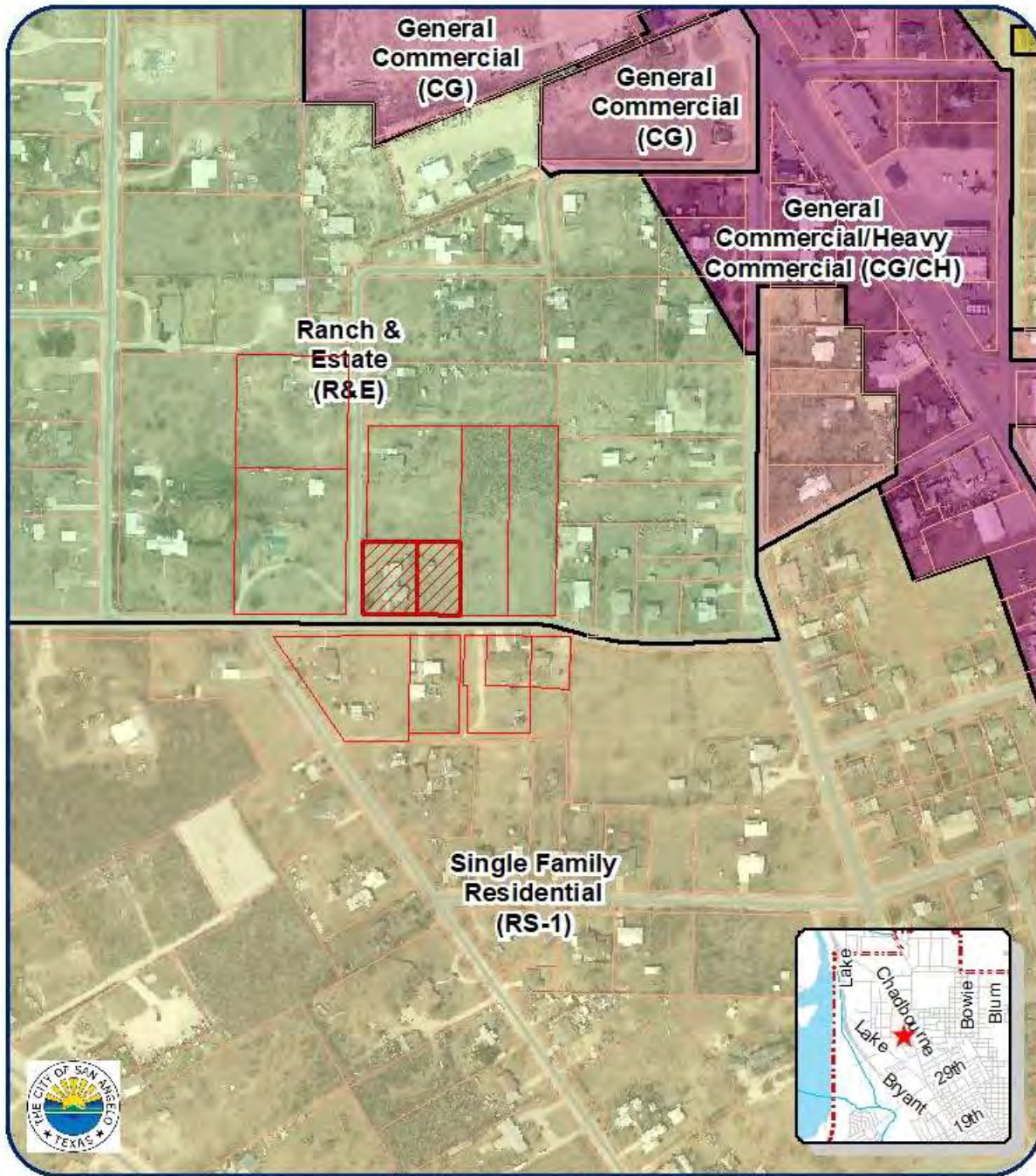


**Future Land Use**  
**CP22-05 & Z22-20: 290 W 37th St**  
 Council District: #2 Thompson  
 Neighborhood: Riverside

Subject Properties:   
 200' Buffer:   
 Notified Properties: 

Scale: 0 0.03125 0.0625 0.125 0.25 0.5 Miles  



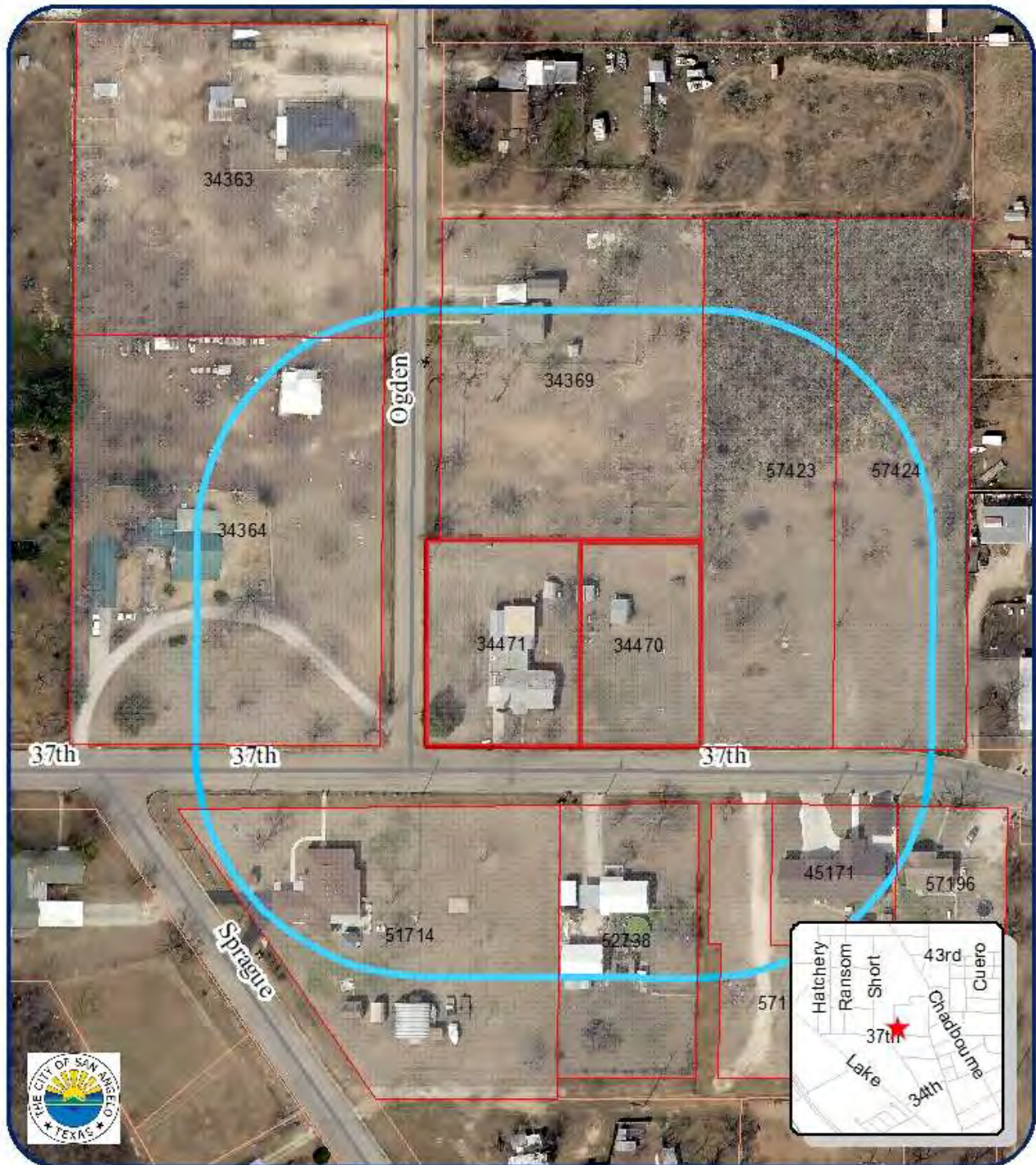



**Existing Zoning Map**  
**CP22-05 & Z22-20: 290 W 37th St**  
 Council District: #2 Thompson  
 Neighborhood: Riverside

Subject Properties:   
 200' Buffer:   
 Notified Properties: 

Scale: 0.01 0.03 0.06 0.09 0.12 Miles  



**Notification Map & Aerial**

**CP22-05 & Z22-20: 290 W 37th St**

Council District: #2 Thompson

Neighborhood: Riverside

Scale: 00.0006 0.01 0.02 0.03 0.04  
 Miles

Subject Properties: ———

200' Buffer: ———

Notified Properties: ———



Z 22-20      CP22-05

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): Erica Wilde

Owner

Representative (Notarized Affidavit Required)

113 E. Twohig Ave.      San Angelo      Texas      76903  
 Mailing Address      City      State      Zip Code

325-215-4332  
 Contact Phone Number      Contact E-mail Address  
 290 W 37th Street      San Angelo      TX      76903  
 Subject Property Address      City      State      Zip Code

Tract: 12, Abs: A-1954 S-0011, Survey: S A & M G RR CO, .6340 ACRE IN TRACT 12; Abs: A-1954 S-0011, Survey: S A & M G RR CO, .4300 ACRES BEING 105 X 177  
 Legal Description (can be found on property tax statement or at [www.comptreasury.com](http://www.comptreasury.com))

Existing Zoning: R&E      Proposed Zoning: RS-1      Lot size: 0.9763

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

**Section 2: Site Specific Details**

Existing Use of Property: 1 Single Family Home

\*Proposed Use of Property: 3 Single Family Homes

\*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 into 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.



Revised June 15, 2020



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



**Section 1: Basic Information**

Name of Applicant(s): Carter-Fentress Engineering, LLC.

Owner  Representative (Notarized Affidavit Required)

113 E. Twohig San Angelo TX 76903  
 Mailing Address City State Zip Code

325-716-3013 ecarter@fentresseng.com  
 Contact Phone Number Contact E-mail Address

290 W. 37th Street San Angelo, Texas 76903  
 Subject Property Address City State Zip Code

105-1954 S-0011 Survey: S A & M O RR CO, 0.543 ACRE IN TRACT 128 (Abst: 4-1954 S-0011), Survey: S A & M O RR CO, 4300 ACRES

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

Lot width (in feet): 1346.105 Lot depth (in feet): 178 Lot area (in acreage or square feet): 0.543 AC.43

Existing Zoning: R&E (Zoning Map available on [City Maps](#))

Current Land Use designation (Comprehensive Plan): Rural (Vision Plan Map available on [City Maps](#))

Proposed Land Use designation (Comprehensive Plan): RS-1

**Section 2: Site Specific Details** (Use separate attachment if necessary)

Existing Use of Property: First Tract has an existing home. The second tract is vacant.

Proposed Use of Property: Keeping the existing home, then subdivide the remaining tract into 2 Single Family Homes.

**Reason(s) and justification(s) for requesting Comprehensive Plan Amendment (amendment must conform to the land use policies of the proposed designation (see pages 34-44 in [San Angelo Strategic Plan](#)):**

This property is in designated rural area. The boundary between rural and Neighborhood is along 37th Street, meaning neighborhood is across 37th Street. In order for a property to be a rural lot, it must meet the minimum lot area of 1 acre. If you look at the vision plan, from Short street to Grape Creek Road within the Rural Area, there are currently 14 properties with existing homes that do not meet the 1 acre rule. Approximately 1/2 of just the area surrounding the subject property is already acting as a neighborhood with RS-1 Homes and lot sizes. Most of this area is unplatted. If a precedence is set and the subject property is unable to move forward with this subdivision, the existing properties that do not meet the square footage of the rural designation, will never be able to make improvements to their property should it require a permit, because they do not meet the vision plan as it exists without doing a change to the vision plan, which would be denied due to their minimum lot area not meeting the required 1 acre. In the past the City of San Angelo has approved several zone changes from Rural Area to Residential. Land annexed into the City of San Angelo, is automatically given a rural zoning designation. In order to develop these areas that are newly annexed, most often require a zone change to develop them. This area is no different. This small area is surrounded by rural lots, single family lots, and even some commercial area. If touches Grape Creek Road which is a minor collector, a heavily travelled road. It would make sense to change the small area that includes this property and several other properties that meet the single family residential neighborhood opening up the opportunity for those existing homes to have their lots designated as they are currently function in order for future improvements to be made with ease to those existing properties.

## McCRORY ACRES

City of San Angelo, Tom Green County, Texas  
 OWNER: Cole McCrory Family, LP and Brannan Cornall

**DESCRIPTION:** Being 0.673 acres out of ten Acres and Modern, Gulf Railroad Company Survey 11, Abstract No. 1884, Tom Green County, Texas and being the same 0.673 acre tract as described in Deed from J.H. Williams to Cole McCrory Family, LP dated December 8, 2021 and recorded as Instrument # 202121677 of the Official Public Records of Tom Green County, Texas and being out of a 2.8 acre tract as described in Deed from Mrs. Bertha Short, Curtis Short, and Alton Short to W.A. Goodby dated July 1, 1938 and recorded in Volume 188, Page 555 of the Deed Records of Tom Green County, Texas.

Scale: 1" = 40'

Bearings and distances shown herein are based on D 973 acrs. J.H. Williams to Cole McCrory Family, LP, December 8, 2021, Instrument # 202121677, GPR and 2.8 acres, Mrs. Bertha Short, Curtis Short, and Alton Short to W.A. Goodby, July 1, 1938, Vol. 188 Pg. 555 DR Tom Green County, Texas.

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

**LEGEND:**  
 ● - Point 1/2" Dia Rod  
 ⊕ - Point 1-1/2" Dia Pipe  
 ○ - 5/8" Dia Rod w/ Cap

COUNTY CLERK  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
 By: \_\_\_\_\_

This plat is recorded in Cabinet \_\_\_\_\_, Book \_\_\_\_\_ of the Public Records of Tom Green County, Texas.

File Notes are recorded as Instrument No. \_\_\_\_\_ of the Official Public Records of Tom Green County, Texas.

**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

**37th Street - 50' Right-of-Way per Vol. 189, Pg. 531, Deed Records**

**ACKNOWLEDGMENT/DECLARATION**  
 We, Cole McCrory Family, LP, do hereby adopt this plat as a subdivision of our property Lots 2 and 3 and dedicate for the use of the public the streets, easements, and drainage way shown herein.

By Cole McCrory \_\_\_\_\_  
 Notary Public, State of Texas

**ACKNOWLEDGMENT/DECLARATION**  
 I, Brannan Cornall, do hereby adopt this plat as a subdivision of my property Lot 1 and dedicate for the use of the public the streets, easements, and drainage way shown herein.

By Brannan Cornall \_\_\_\_\_  
 Notary Public, State of Texas

**INSURANCE CERTIFICATE**  
 Know all men by these presents that Blake Wilde, do hereby certify that I, Blake Wilde, have an actual and accurate survey of the land and that certain monuments shown herein were properly placed, show my supervision in accordance with the rules and regulations by the City Council of the City of San Angelo, and further certify that the plat of land shown herein was with the extraordinary jurisdiction of me of the City of San Angelo, Tom Green County, Texas.

This document is released for the purposes of interim review under the authority of Blake Wilde, RPLS 6759 on August 24, 2022. Hereinafter, this document shall not be recorded for any purpose and shall not be cited or relied upon as a final survey document.

BLAKE WILDE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759  
 WE Wilde Engineering, LLC 5774 FM 765 San Angelo, Texas 76905 325.277.8682  
 ONE Six 6 16 14 1837  
 www.wilde-eng.com

Effective January 3, 2017



City of San Angelo, Texas – Planning Division  
52 West College Avenue



**AFFIDAVIT**  
**Owner Permission-To-Named-Representative**

STATE OF TEXAS  
COUNTY OF TOM GREEN

**Section 1: Owner, Property, and Representative Information**

I, Cole McCrory Family, LP, make this affidavit and hereby on oath state the following  
Print Property Owner Name

I, being the  sole  partial owner of the following property:

290 W 37th Street      San Angelo    TX    76903

Property Address                      City                      State    Zip Code                      Contact Number    E-mail Address

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

Tract: 12, Abst: A-1954 S-0011, Survey: S A & M G RR CO, .6340 ACRE IN TRACT 12

Abst: A-1954 S-0011, Survey: S A & M G RR CO, .4300 ACRES BEING 105' X 177'

give my permission to below named representative, to apply for approval of a Planning application (e.g. Zone Change, Special Use, Conditional Use, etc.) on the above-described property.

Carter Fentress Engineering, LLC

(Please print) Representative's Organization or Entity

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of the Property Owner

**Section 2: Notary Public Information**

BEFORE ME, the undersigned authority, this day personally appeared \_\_\_\_\_ and  
Name

on oath stated that the facts hereinabove stated are true to the best of \_\_\_\_\_ knowledge or belief.  
His/Her

SWORN TO AND SUBSCRIBED before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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





## STAFF REPORT - Z22-21

Planning Commission: October 17, 2022

City Council 1<sup>st</sup> reading: November 15, 2022

City Council 2<sup>nd</sup> reading: December 13, 2022

<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Rezoning		Z22-21: Avondale Addition, Block 6 Lots 30-33	
<b>SYNOPSIS:</b>			
<p>The representative for owners of the property on Beacon Street [Avondale Addition, Block 6 Lots 30 – 33] approached Planning Staff to request a rezoning from Single-Family Residential (RS-1) to Two-Family Residential District (RS-2) The property to the southeast is zoned Single-Family [RS-1]. However, it contains a mix of single-family and duplex homes. However, in this case, because the lots are narrower than required for RS-1 zoning it makes sense to require the rezoning to RS-2 in order to build duplexes. In this area there is a mix of housing types and uses. The existing Vision Plan identifies this area as Transitional. Therefore, the rezoning to RS-2 is in keeping with the future land use.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Northwest of the corner of Beacon Street and N. Marie Street.		Avondale Addition, Block 6 Lots 30 - 33	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #4 – Lucy Gonzales Paulann Neighborhood	RS-1 Single Family	Transitional	0.314 acres
<b>NOTIFICATIONS:</b>			
23 notifications for Z22-21 were mailed within a 200-foot radius on September 22, 2022. 1 response received in favor and none against at this time.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a rezoning from the Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for the property located in Avondale Addition, Block 6 Lots 30 -33; northwest corner of Beacon Street and N Maria Street.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Applicants:</i> Yesenia and Hector Gonzalez			
<b>STAFF CONTACT:</b>			
Sherry L Bailey Senior Planner (325) 657-4210, Extension 1546 <a href="mailto:Sherry.bailey@cosatx.us">Sherry.bailey@cosatx.us</a>			



**Additional Information:** Staff met with the applicant’s representative concerning the applicant’s intent to rezone the four small lots in the 1600 block of Beacon Street in order to construct duplex units. This area is a transitional area with Single-Family, Heavy Commercial, Mobile Home Subdivision, Light Manufacturing and Multiple-Family within six blocks of the four lots covered by this rezoning. The proposal for duplex construction, on two of the 25 foot lots is compatible with the general changes occurring in the area, and will be a good addition.

**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 Comprehensive Plan identifies this area as Transitional. Given the existing mix of uses, the proposal is in keeping with that use.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** RS-1 and the proposed RS-2 are very similar in requirements and use. The proposed rezoning will not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** As noted above, the properties in this area are a mix of zoning districts, from single-family to light manufacturing. In surveying the area, the one thing that all uses have in common is they are all smaller in scale. As such, they complement the area and the various uses.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** These are constantly changing. That is part of what keeps it a vital alive 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 area meets an identified need for family housing in smaller development sites, that are affordable. Recent studies have born this out. The duplex development meets that target audience.

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 in question is an infill project in an older part of town. The lots are 25 ft. wide, and combining them for duplex development benefits both the applicant and the community while utilizing previous unusable lots.

**Recommendation:**

Staff recommends **APPROVAL** of a rezoning from Single-Family Residential Zone (RS-1) to Two-Family Residential Zone (RS-2) on the property listed as Avondale Addition, Block 6 Lots 30 – 33.

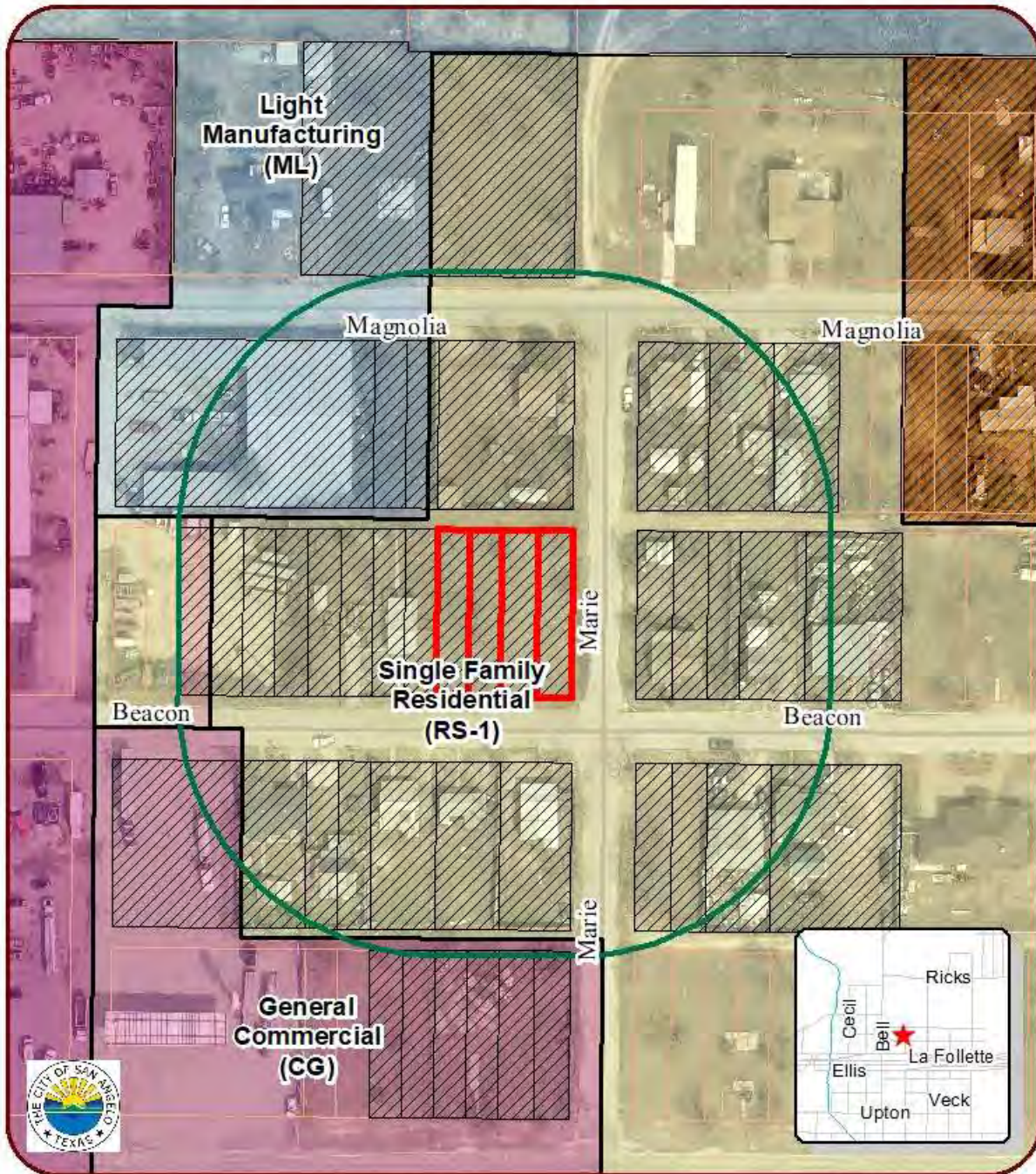
**Attachments:**





Site Photos  
Aerial/Notification Map  
Zoning Map  
Future Land Use Map

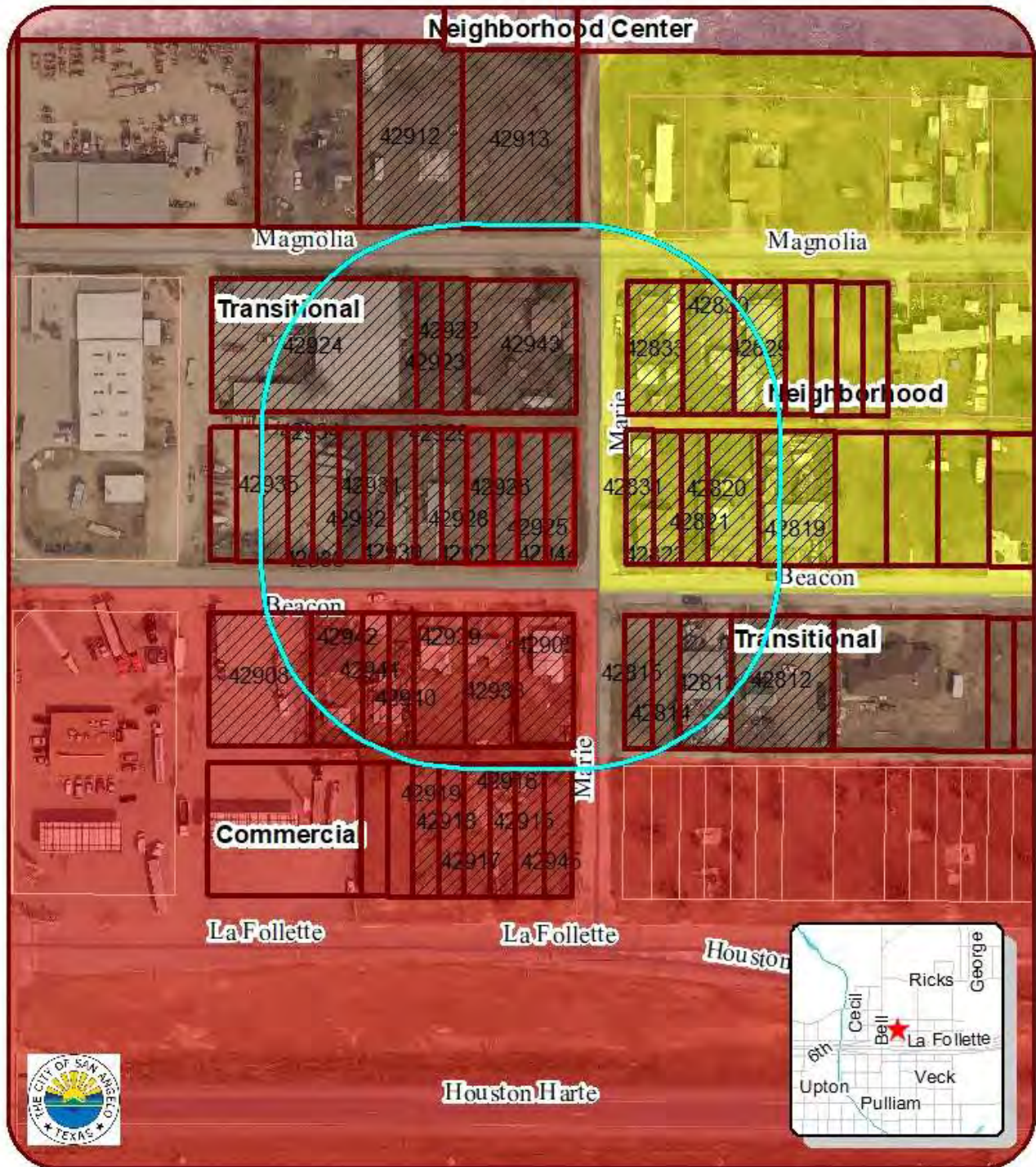
Site Photos







**200' Notification Map**  
**Avondale Addition, Block 6 Lot 30 - 33** Subject Properties:   
Council District: 4 Gonzales 200' Buffer:   
Neighborhood: Paulann Notified Properties:   
Scale: 0.0008.01 0.02 0.03 0.04 Miles 



**Future Land Use**

**Avondale Addition, Block 6 Lot 30 - 33**

Council District: 4 Gonzales

Neighborhood: Paulann

Scale: 0.005 0.01 0.02 0.03 0.04

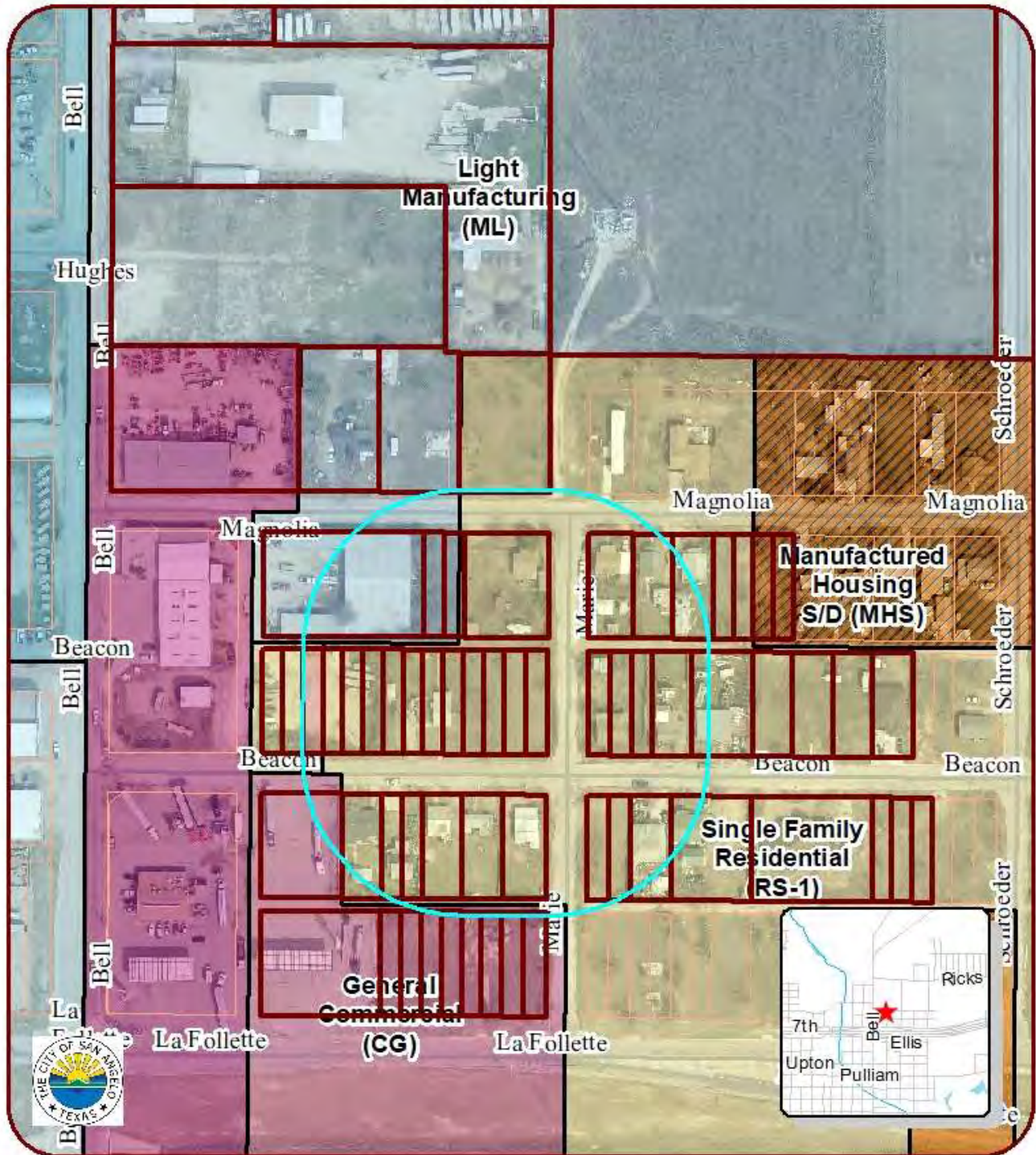
Miles

Subject Properties:

200' Buffer:

Notified Properties:





**Current Zoning Map**  
**Avondale Addition, Block 6 Lot 30 - 33** Subject Properties: —  
 Council District: 4 Gonzales 200' Buffer: —  
 Neighborhood: Paulann Notified Properties: —  
 Scale: 0.000 0.015 0.03 0.045 0.06 Miles

N






**Aerial Map**


**Avondale Addition, Block 6 Lot 30 - 33**


Council District: 4 Gonzales

Neighborhood: Paulann

Scale: 0.00 0.01 0.02 0.03 0.04  
Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 

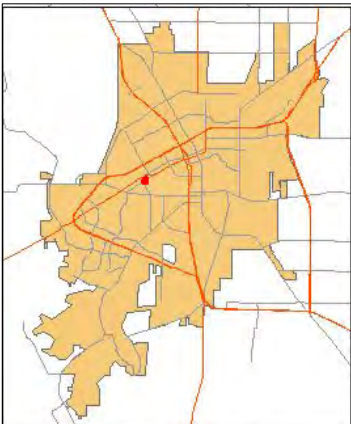






## STAFF REPORT - Z22-22

Planning Commission: October 17, 2022  
 City Council 1<sup>st</sup> reading: November 15, 2022  
 City Council 2<sup>nd</sup> reading: December 13, 2022

<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Rezoning		Z22-22: Southwest corner of W. Beauregard Ave/S. Pierce St.	
<b>SYNOPSIS:</b>			
<p>The applicant intends to rezone the property from Neighborhood Commercial (CN) to Low Rise Multifamily Residential (RM-1) to allow multifamily housing on the property. The property has remained a parking lot since 1956 when it received a variance to allow a free paved parking lot (ZBA140). The property was rezoned from Single-Family Residential (RS-1) to Neighborhood Commercial (CN) on June 16, 2020, along with an associated Comprehensive Plan Amendment from Neighborhood to Neighborhood Center, but has remained vacant.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Southwest corner of S. Pierce St. and W. Beauregard Avenue		Lots 1, 2, and the east 20' of Lot 3, Block 24, West Heights Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #5 – Karen Hesse Smith Santa Rita	CN	NC - Neighborhood Center	0.413 acres
<b>NOTIFICATIONS:</b>			
27 notifications for Z22-04 were mailed within a 200-foot radius on September 30, 2022. No responses have been received to date.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a rezoning from the Neighborhood Commercial (CN) to the Low Rise Multifamily (RM-1) zoning district, being 0.413 acres, located at the southwest corner of W. Beauregard Avenue and S. Pierce Street.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Owner:</i> Zill Properties and Investments LLC (Zane Willard) <i>Petitioner:</i> Erica Carter, Carter-Fentress Engineering, LLC			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The property is designated “Neighborhood Center” which supports a mix of different land uses. The policies in this designation call to “promote a mix of various uses at key intersections to encourage the necessary infill, densification, and walkability necessary” and to “establish transition areas to better “scale-down” intensity of use from commercial centers to neighborhoods”. The property is located between a residential neighborhood to the west and south, and retail commercial uses to the north and east. Rezoning to RM-1 for multifamily housing would provide an effective transition between the low density character of the single-family neighborhood and the retail commercial corridor along West Beauregard and Sherwood Way to the east. There is already an RM-1 cluster comprising four blocks of apartment buildings located two blocks east and south, so additional multifamily housing here is appropriate. Finally, Concho Valley Transit has a bus stop one block east at Fillmore/Beauregard so this location provides convenient public transit to residents.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The subject property is two full platted lots and the east 20 feet of Lot which exists as a lot fragment. Prior to any development on the abstract, a subdivision replat is required. Taken together, the lots have a lot width of 120 feet, lot depth of 150 feet, and total lot area of 18,000 sq. ft. (0.413 acres) well in excess of the minimum CN requirements of 50’ x 80’ and 6,000 sq. ft. of lot area. The RM-1 zone allows a maximum density of 25 units/acre which would allow a maximum of 10 units on this property (25 x 0.413). Setbacks, parking, and other development standards would be reviewed at time of site plan and permitting.
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.** As indicated, the RM-1 zone would serve as a transition between higher density commercial uses to the east and north and low density single-family residential dwellings to the west and south. There is an existing shopping center to the east and northeast, and a BBQ restaurant to the north providing amenities for residents of this multifamily development.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** Despite rezoning to CN, commercial development did not occur in this location. This area was originally planned and zoned for single-family residential, and multifamily residential would be appropriate in between commercial and single-family residential.

5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties. Any future development would require a review of grading, drainage, and stormwater runoff at that time.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Staff believes there is a community need for more residential living in this location, consistent with the Neighborhood policies of the City's Comprehensive Plan. The 2019 *San Angelo ResIntel Housing Study* indicated that more two, three, and four-unit buildings were needed and that existing single-family zones prohibit these uses. The study found a current multifamily rental occupancy of 95.6% in the first 2019 quarter of 2019 close to full capacity, and predicted a 6% increase of net new households in the city in the next 5 years. The study also mentioned that 6,472 renter-occupied households were burdened with housing costs and a lack of a diverse mix of housing types in new construction. Based on this information, and the locational characteristics of this site, Staff believes a rezoning to RM-1 is appropriate to fill this housing need.
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 has frontage onto S. Pierce and W. Beauregard Avenue. Staff will determine appropriate access(s) to the site through site plan review. In addition, a sidewalk will be required along S. Pierce Street as required for RM-1 zoned lots, and the existing sidewalk on W. Beauregard will need to be replaced with a compliant sidewalk (or possibly widened to meet current standards, if possible), also at time of site plan.

**Recommendation:**

Staff recommends **APPROVAL** of a rezoning from the Neighborhood Commercial (CN) to the Low Rise Multifamily (RM-1) zoning district, being 0.413 acres, located at the southwest corner of W. Beauregard Avenue and S. Pierce Street.

**Notes:**

1. A subdivision replat is required prior to any future development on the east 30 feet of Lot 3 which remains as a lot fragment.
2. Prior to future development, a sidewalk is required along S. Pierce Street and the existing sidewalk along W. Beauregard Avenue needs to be replaced and/or upgraded to current city standards.

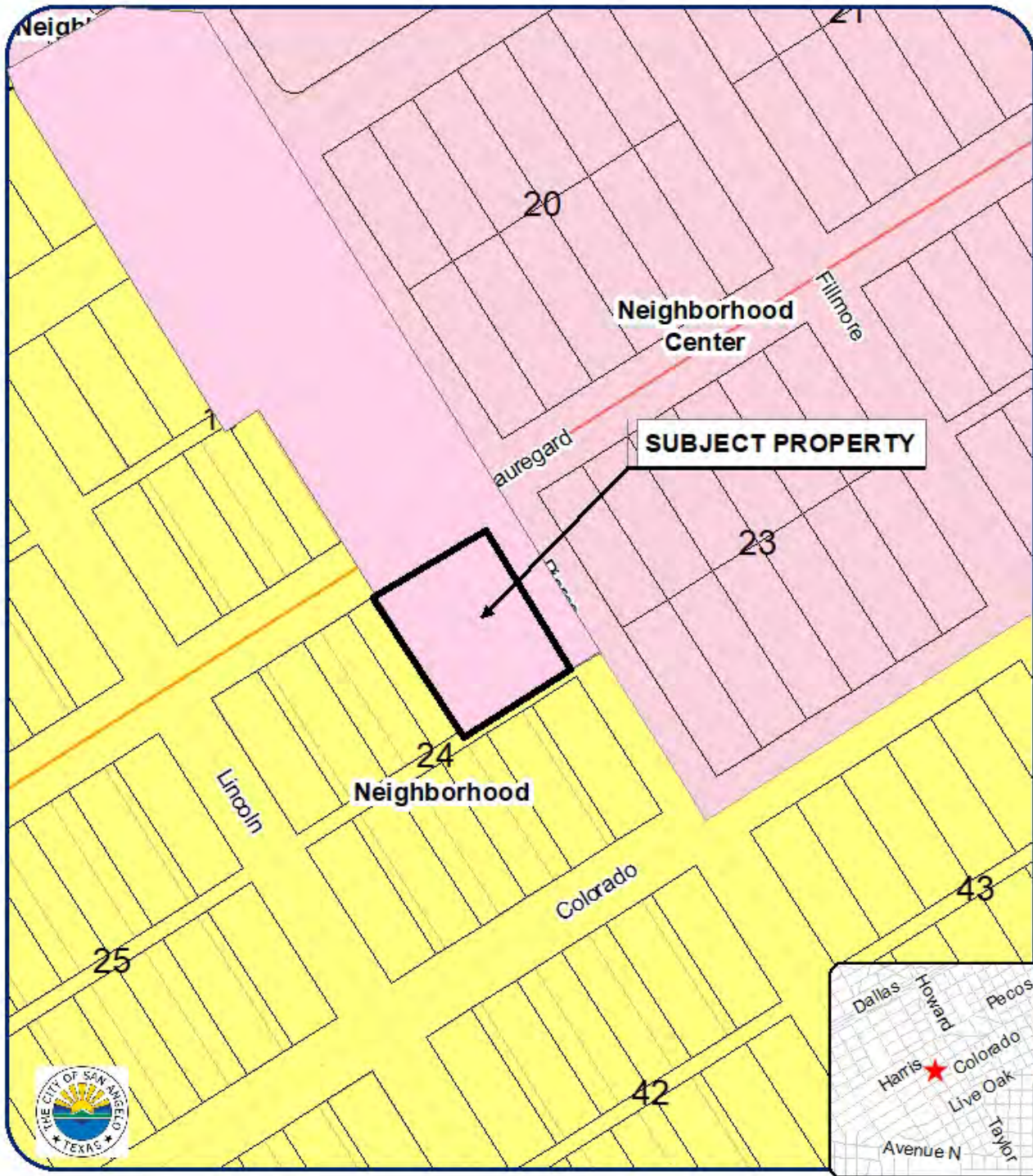
**Attachments:**

Aerial Map, Future Land Use Map, Zoning Map, Application





<p><b>Rezoning</b>  <b>Z22-22: S. Pierce St/W.Beauregard Ave.</b>          Council District 5 - Karen Hesse Smith          Neighborhood: Santa Rita          Scale: 1" approx. = 125 ft</p>	<p>N</p>	<p><b>Legend</b>          Subject Properties:            Current Zoning: <b>CN</b>          Requested Zoning Change: <b>RM-1</b>          Vision: <b>Neighborhood Center</b></p>
<p>SW of W. Beauregard Ave/S. Pierce St.</p>		




**Rezoning**  
**Z22-22: S. Pierce St/W.Beauregard Ave.**

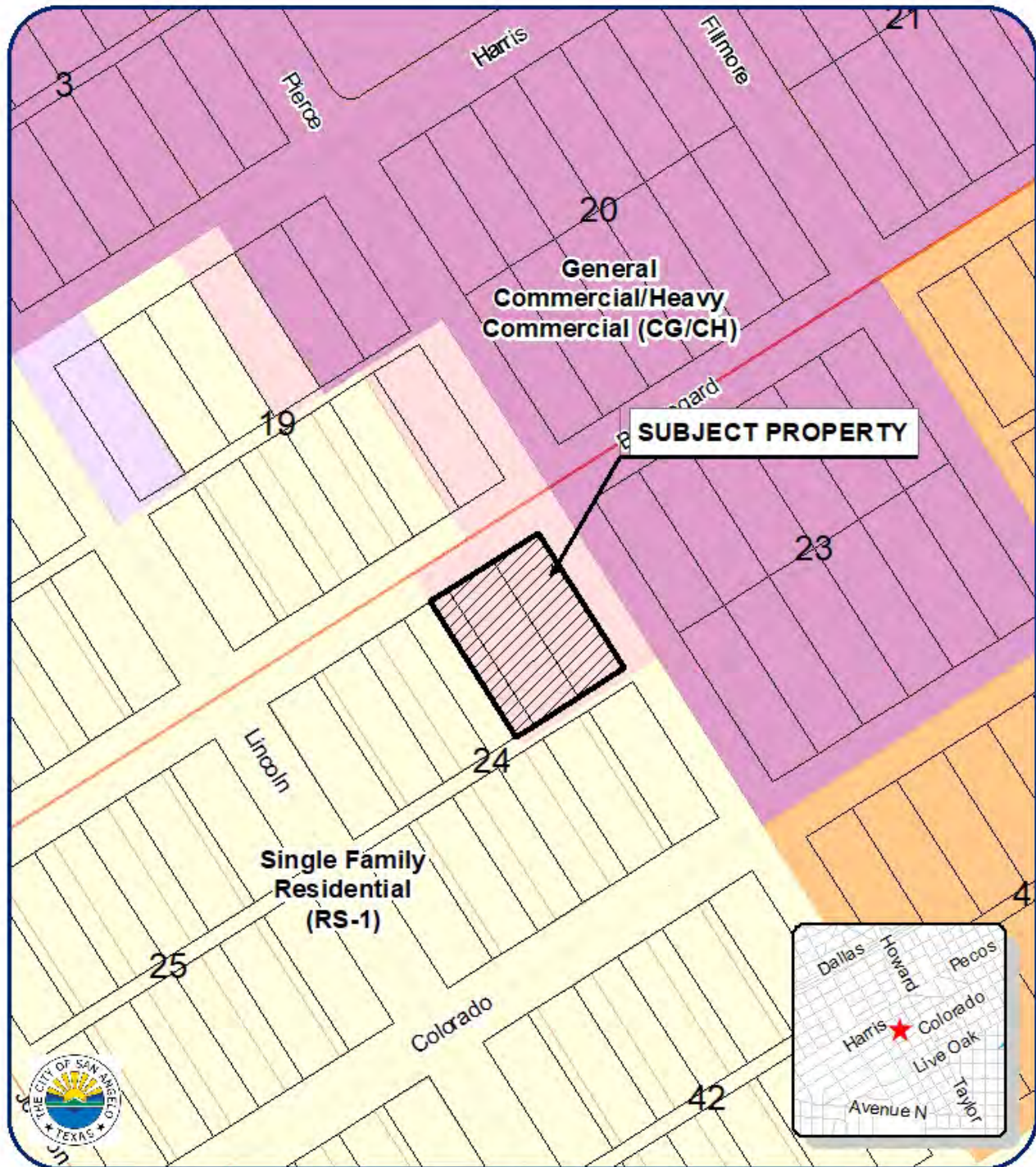
Council District 5 - Karen Hesse Smith  
Neighborhood: Santa Rita  
Scale: 1" approx. = 125 ft

SW of W. Beauregard Ave/S. Pierce St.



**Legend**

- Subject Properties: 
- Current Zoning: **CN**
- Requested Zoning Change: **RM-1**
- Vision: **Neighborhood Center**




**Rezoning**  
**Z22-22: S. Pierce St/W. Beauregard Ave.**

Council District 5 - Karen Hesse Smith  
Neighborhood: Santa Rita  
Scale: 1" approx. = 125 ft

SW of W. Beauregard Ave/S. Pierce St.

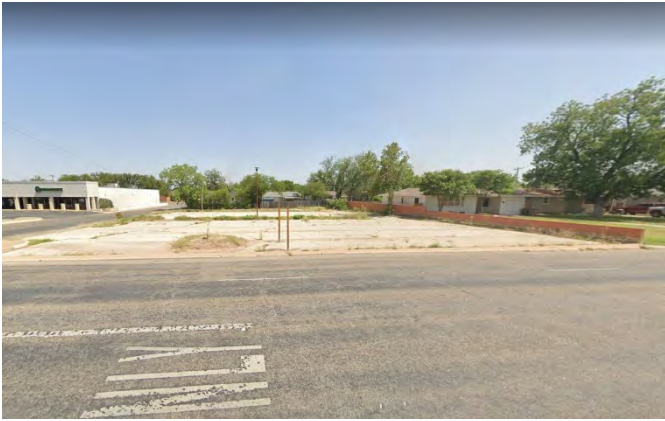


**Legend**

- Subject Properties: 
- Current Zoning: **CN**
- Requested Zoning Change: **RM-1**
- Vision: **Neighborhood Center**

**Photos of Site and Surrounding Area**

SOUTH AT PROPERTY



WEST AT PROPERTY



NORTH



EAST



WEST



**STAFF REPORT**  
**PLANNING COMMISSION – October 17, 2022**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU22-17: 205 Crestwood Dr.	
<b>SYNOPSIS:</b>			
<p>A request for approval of a Conditional Use (CU) to allow a Short Term Rental (STR), as defined in Section 406 of the Zoning Ordinance, in RS-1 residential zoning, located at 205 Crestwood Dr.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
205 Crestwood Dr.		Acres: 0.164, Lot: 1, Blk: 4, Subd: METCALFE HEIGHTS ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SMD District #1 – Tommy Hiebert Glenmore Neighborhood		RS1- Single-Family Residential	N- Neighborhood
			<b>SIZE:</b>
			0.164 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>Crestwood Dr.</b> – Urban Local Street, <u>Required:</u> 50’ right-of-way, 40’ pavement or 36’ pavement with a 4-foot sidewalk, <u>Provided:</u> 50’ right-of-way, 40’ pavement</p>			
<b>NOTIFICATIONS:</b>			
22 notifications mailed within 200-foot radius on 9/28/22. Received 1 responses in opposition, 1 in favor.			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff’s recommendation is for the Planning Commission to <b>APPROVE</b> the proposed Conditional Use to allow a Short Term Rental at 205 Crestwood Dr.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner:</i> Mae &amp; Luther Pittman <i>Applicant:</i> Mae &amp; Luther Pittman</p>			
<b>STAFF CONTACT:</b>			
<p>Rae Lineberry Planner I (325) 657-4210, Extension 1533 <a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a></p>			

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

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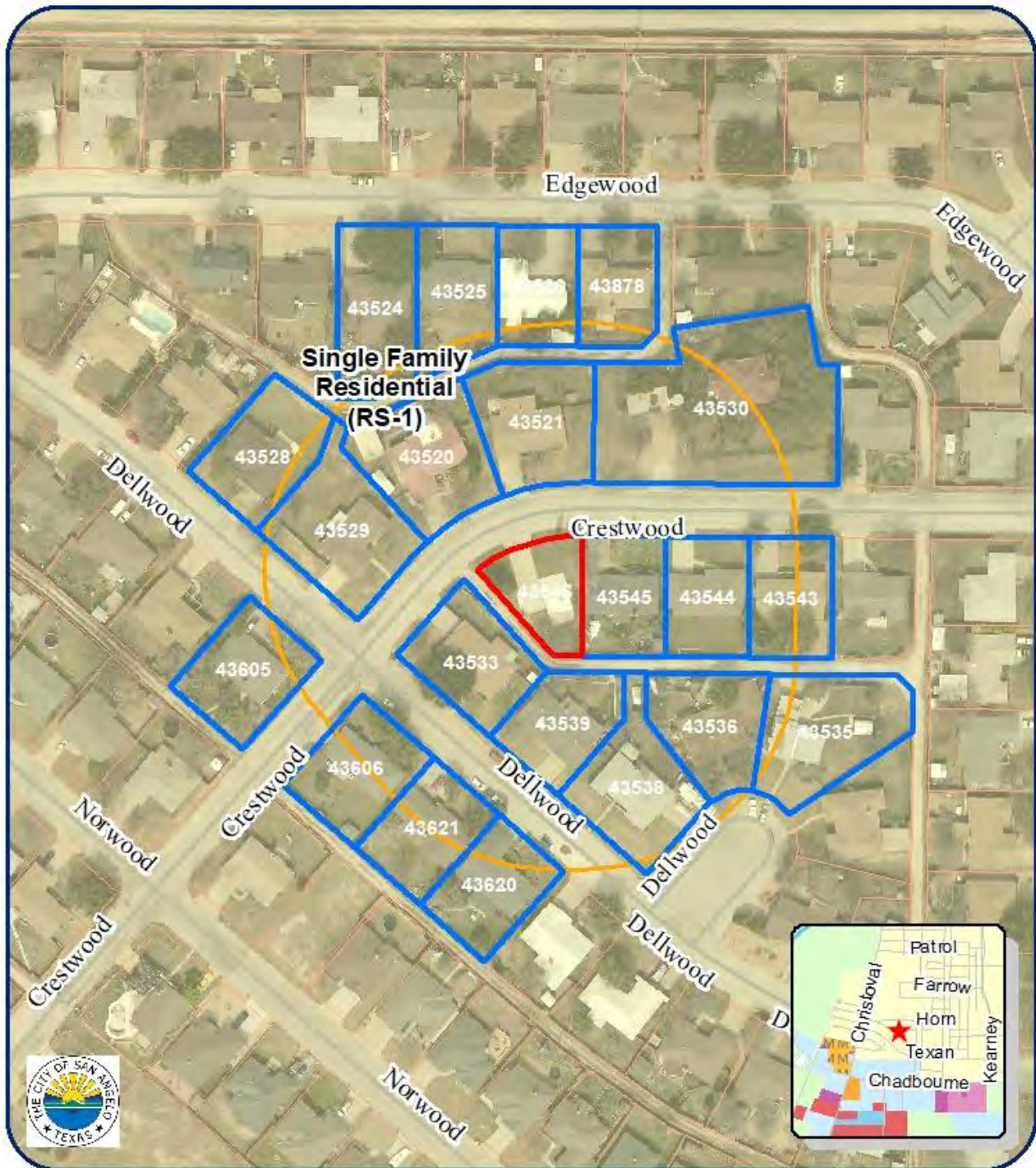
**Recommendation:**

Staff's recommendation is for the Planning Commission to **APPROVE** a Conditional Use to allow for a Short Term Rental in the Single-Family Residential (RS-1) Zoning District, **subject to the following three Conditions of Approval:**

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

**Attachments:**

Zoning Map  
Notification Map  
Site Images



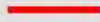
**Zoning Map**


**CU22-17 205 Crestwood Dr**


Council District: 1 Hiebert

Neighborhood: Glenmore

Scale: 0.000501 0.02 0.03 0.04  
Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 








**200' Notification Map**


**CU22-17 205 Crestwood Dr**


Council District: 1 Hiebert

Neighborhood: Glenmore

Scale: 0.000501 0.02 0.03 0.04 Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 



Existing home



Street view



**STAFF REPORT**  
**PLANNING COMMISSION – October 17, 2022**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU22-18: 1817 A&M Ave.	
<b>SYNOPSIS:</b>			
<p>A request for approval of a Conditional Use to allow a Short Term Rental (STR), as defined in Section 406 the Zoning Ordinance, in Residential Single-Family (RS-1) zoning, located at 1817 A&amp;M Ave.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1817 A&M Ave.		Acres: 0.312, Lot: 3 SEC 5, Blk: 39, Subd: COLLEGE HILLS ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SMD District #5 – Karen Hesse-Smith ASU – College Hills Neighborhood		RS1- Single Family- Residential	N- Neighborhood
			<b>SIZE:</b>
			0.312 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>A&amp;M Ave.</b> – Urban Local Street, <u>Required</u>: 50’ right-of-way, 40’ pavement or 36’ pavement with a 4-foot sidewalk, <u>Provided</u>: 50’ right-of-way, 40’ pavement</p>			
<b>NOTIFICATIONS:</b>			
20 notifications mailed within 200-foot radius on 9/28/22. Received 2 responses in opposition, 0 in favor.			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff’s recommendation is for the Planning Commission to <b>APPROVE</b> the proposed request to allow a short term rental (STR) at 1817 A&amp;M Ave.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner:</i> Leslie &amp; Claire Pederson <i>Applicant:</i> Leslie &amp; Claire Pederson</p>			
<b>STAFF CONTACT:</b>			
<p>Rae Lineberry Planner I (325) 657-4210, Extension 1533 <a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a></p>			

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

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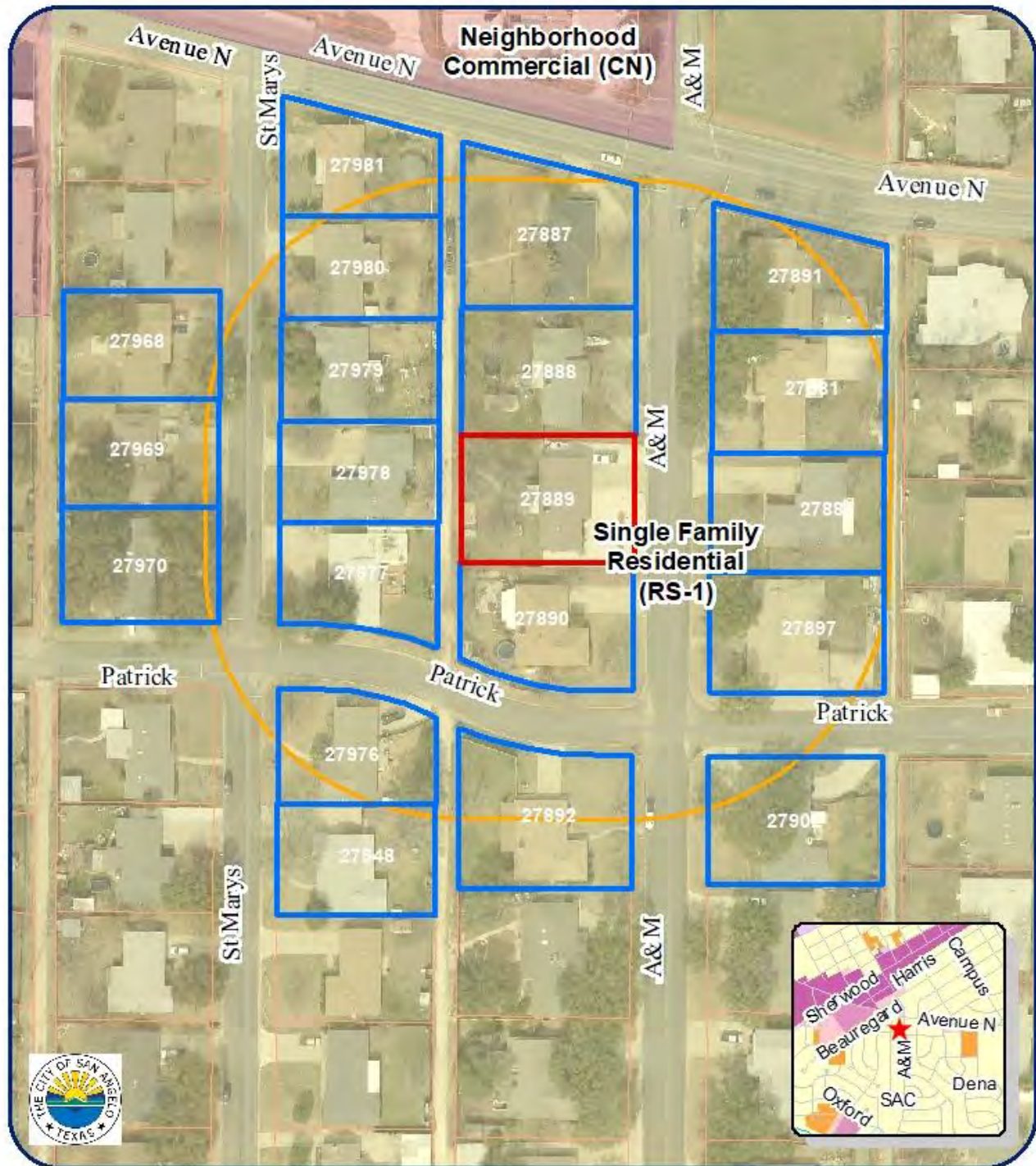
**Recommendation:**

Staff's recommendation is for the Planning Commission to **APPROVE** a Conditional Use to allow for a Short Term Rental in the Single-Family Residential (RS-1) Zoning District, **subject to the following three Conditions of Approval:**

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

**Attachments:**

Zoning Map  
Notification Map  
Site Images



**Zoning Map**


**CU22-18 1817 S A&M Ave**


Council District: 5 Hesse


Neighborhood: ASU-College Hills

Scale: 0.0000 0.01 0.02 0.03 0.04

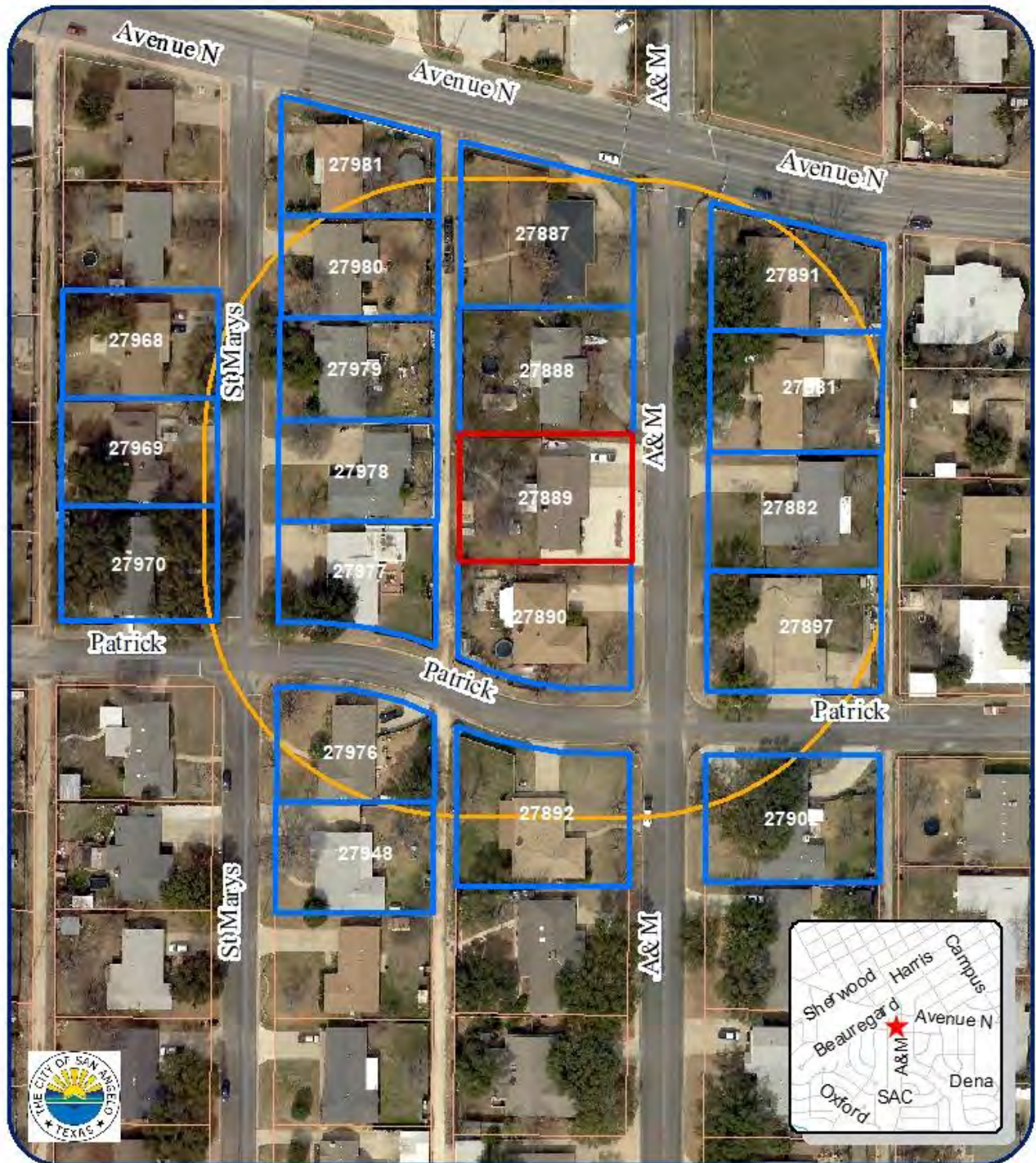
Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 






**200' Notification Map**


**CU22-18 1817 S A&M Ave**

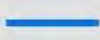
Council District: 5 Hesse

Neighborhood: ASU-College Hills

Scale: 0.00 0.01 0.02 0.03 0.04  
Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 



Existing home

