

**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		FP23-13: Final Plat of Jim Farr Subdivision, Block 1, Section 1	
SYNOPSIS:			
The applicant is seeking approval of a Final Plat the Jim Farr Subdivision, Block 1, Section 1. This final plat includes just a single lot and is to plat a residentially zoned lot in order to build a new house.			
LOCATION:		LEGAL DESCRIPTION:	
Located south of the intersection of S 39 th & Crockett Street(s)		Being 0.170 acre of land out of Washington County R.R. Co. Survey No. 182, Abstract No. 7685, described and recorded in Instrument No. 202117404, Official Public Records of Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: #2 Tom Thompson Neighborhood: Lake View		RS-1	Neighborhood
			SIZE:
			0.170 acres
THOROUGHFARE PLAN:			
Required: minimum 50' wide Public Street , 40' of pavement width Existing: Crockett Street: 50' width, 36'pavement width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat of Jim Farr Subdivision, Block 1, Section 1– with four (4) conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Miguel Duran Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210 Zachary.rainbow@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat is creating a new Single-Family lot, with a 55' lot width, meeting more than the minimum allowed in RS-1 Zoning.

The will have met the criteria necessary for approval as required in the Zoning Ordinance and LDSO, and is in conformance with the Comprehensive and Vision Plans.

Recommendation: Staff recommends **APPROVAL** of the Final Plat of Jim Farr Subdivision, Block 1, Section 1, with **four (4) conditions of approval:**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, prepare and submit plans for required improvements to streets (adjacent segments of Crockett Streets) by half the additional increment necessary to comprise the minimum paving widths [Land Development and Subdivision Ordinance, Chapter 10]. For Crockett St, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period. A second alternative would be to obtain approval of exemption/deferral from the Planning Director and City Engineer [Land Development and Subdivision Ordinance, Chapter 1.IV].
3. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2] A fire hydrant is required.
4. Prior to plat recordation, identify and indicate widths of all rights-of-way shown.

Note: The abstract number per TGCAD is 7985.

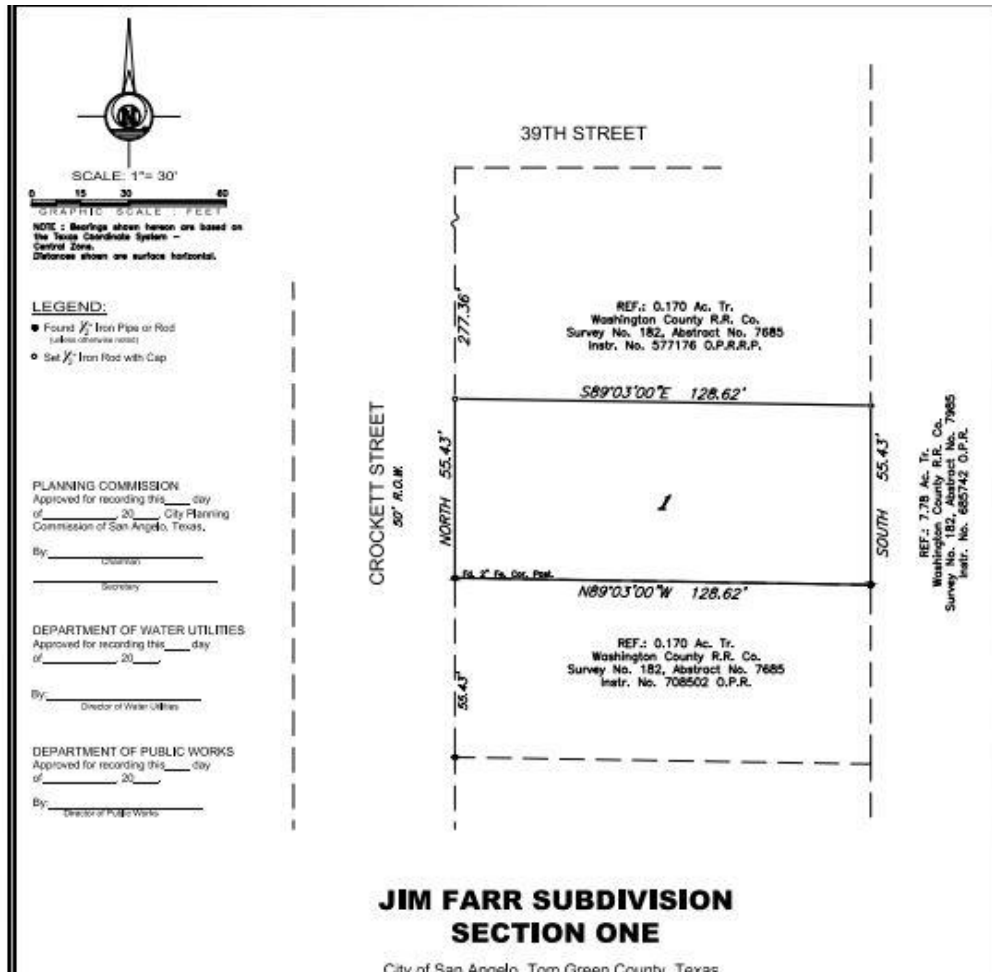
Attachments:

Aerial Map
Plat

Aerial Map



Proposed Final Plat



PLANNING COMMISSION – April 17, 2023
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		Final Plat of Southland Hills Addition, Section 23	
SYNOPSIS:			
The applicant has applied to Final Plat of the Southland Hills Addition, Section 23, for property located east of the intersection of Stone Canyon Trail and Maplewood Drive			
LOCATION:		LEGAL DESCRIPTION:	
East of the intersection of Stone Canyon Trail and Maplewood Drive		5.130 Acres out of the A-0141 S-0180, Survey: C DAMMANN	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: #1 Tommy Hiebert Neighborhood: Bonham		PD (RS-3 under lay)	Neighborhood
			SIZE:
			5.130 acres
THOROUGHFARE PLAN:			
Required: minimum 30' wide right-of-way; 36' pavement with a sidewalk or 40' without a sidewalk Existing: Stone Canyon Trail: 54' ROW width, 40' pavement width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat of Southland Hills Addition, Section 23 – with five (5) conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Duncan Group Southland, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed Final Plat is creating new Single-Family lots, with the 45' min. lot width approved in PD22-03.

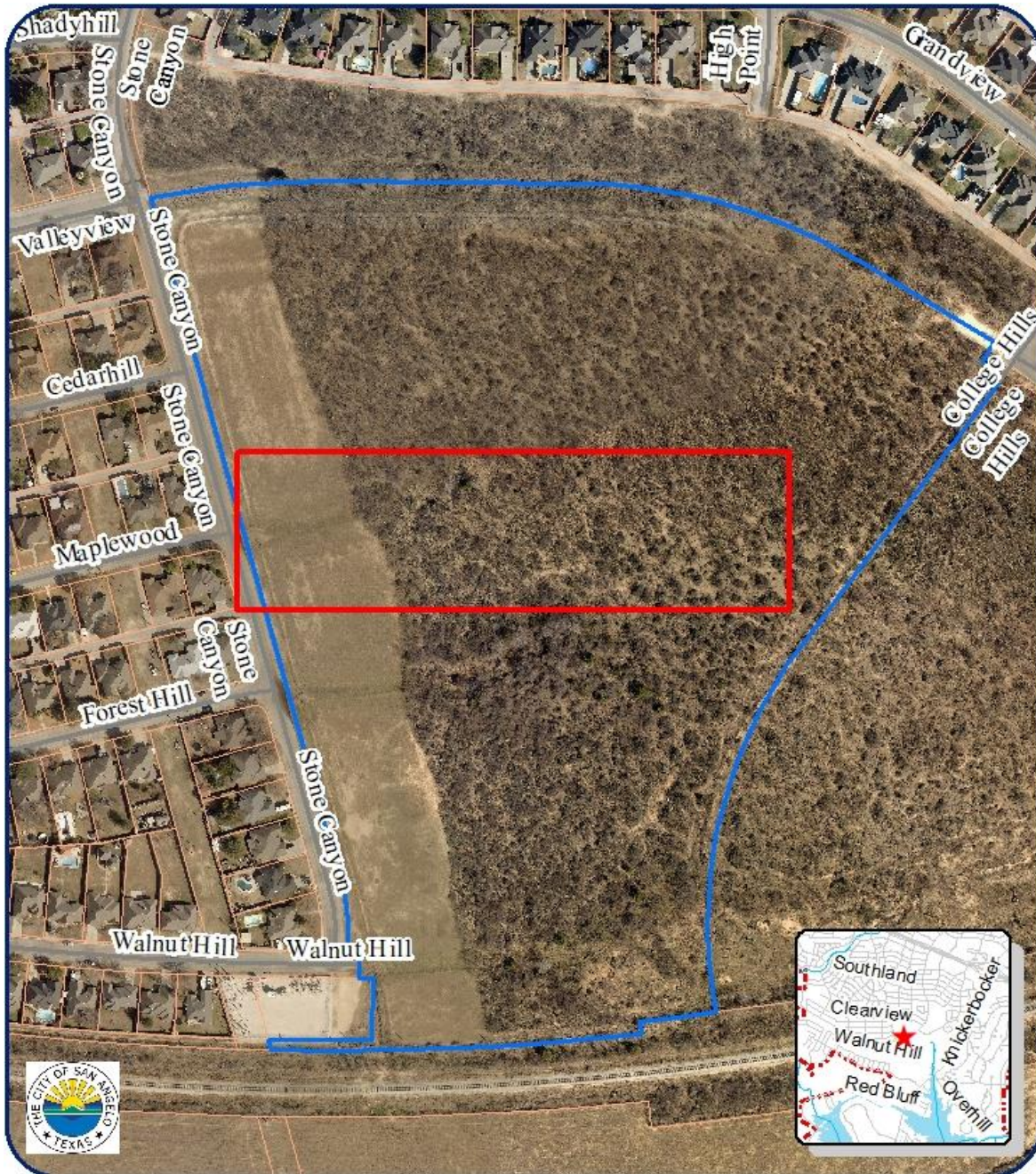
Recommendation: Staff recommends **APPROVAL** of the Final Plat of Southland Hills Addition, Section 23, with **five (5) conditions of approval:**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of the continuation of Maplewood Drive, a minor collector street, meeting the requirements for a "rural" minor collector with a minimum 30' of pavement, curb-and-gutter not required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10].
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
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].
5. Prior to plat recordation, a drainage study shall be submitted. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

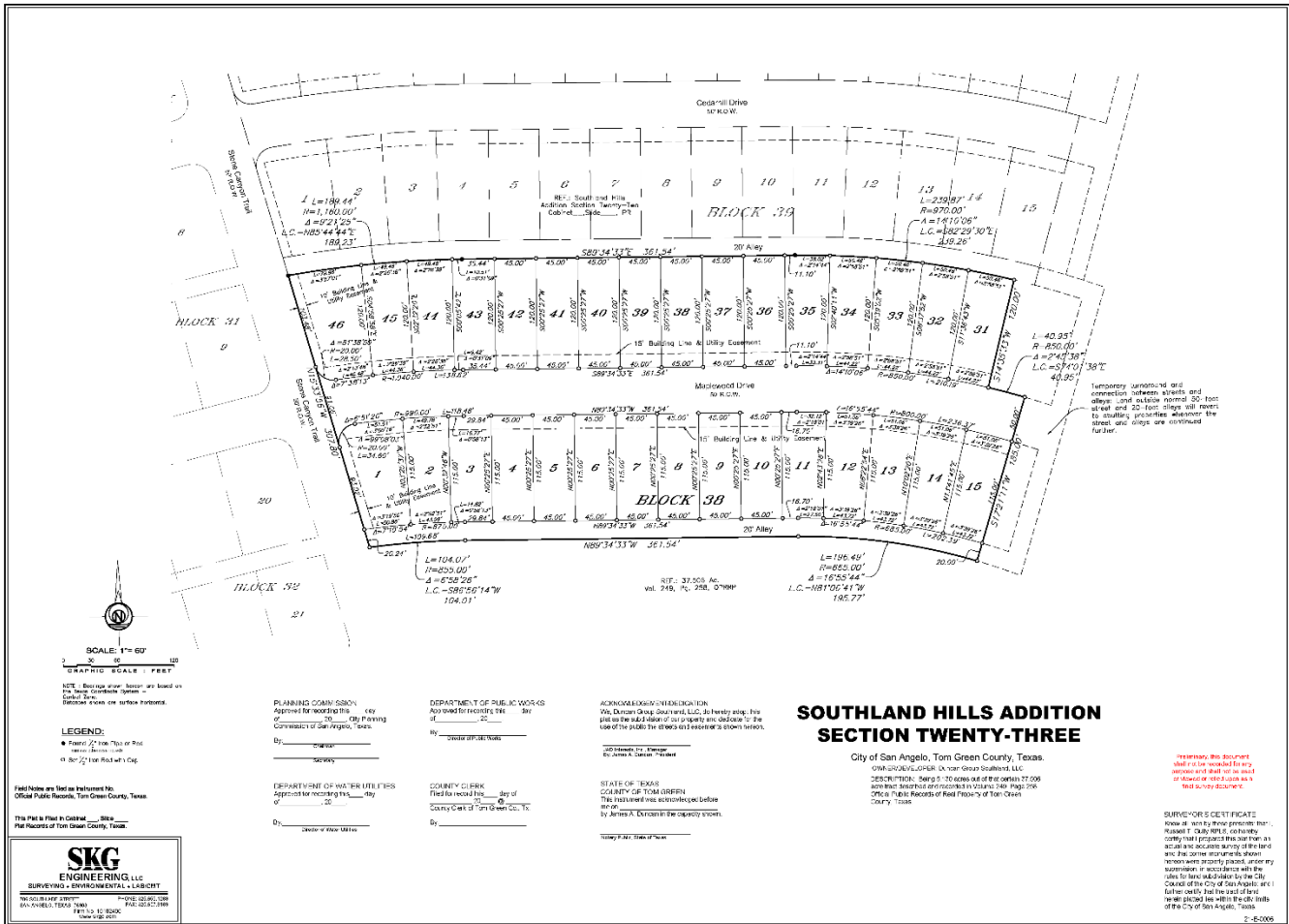
Attachments:

Aerial Map
Plat

Aerial Map



Proposed Final Plat



**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		First Replat of Eckert’s Addition, Block One	
SYNOPSIS:			
The applicant has applied for a First Replat of Eckert’s Addition, Block One, at the property located on the Southwest corner of Preusser and Marie Streets. It is zoned Residential Single-Family (RS-1) and the applicant plans on building three, single-family homes. The Zoning Board of Adjustment (ZBA) did approve a variance for a 10’ building setback, instead of a 25’ on the Marie St side of both Lots 12A & 12B.			
LOCATION:		LEGAL DESCRIPTION:	
Located at the Southwest corner of Marie St & Preusser St		Lots 11 & 12, Block 1, H. Eckert’s Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: #3 Harry Thomas Neighborhood: Ft Concho East		Single-Family Residential (RS-1)	Neighborhood
SIZE:			
0.436 acres			
THOROUGHFARE PLAN:			
Required: minimum 30’ width Public Street *Paving width variance Approved Administratively for both Preusser St and Marie St			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the First Replat of Eckert’s Addition, Block One – with one (1) condition of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Stephanie Hamby Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create three lots for Single-Family Residential homes.

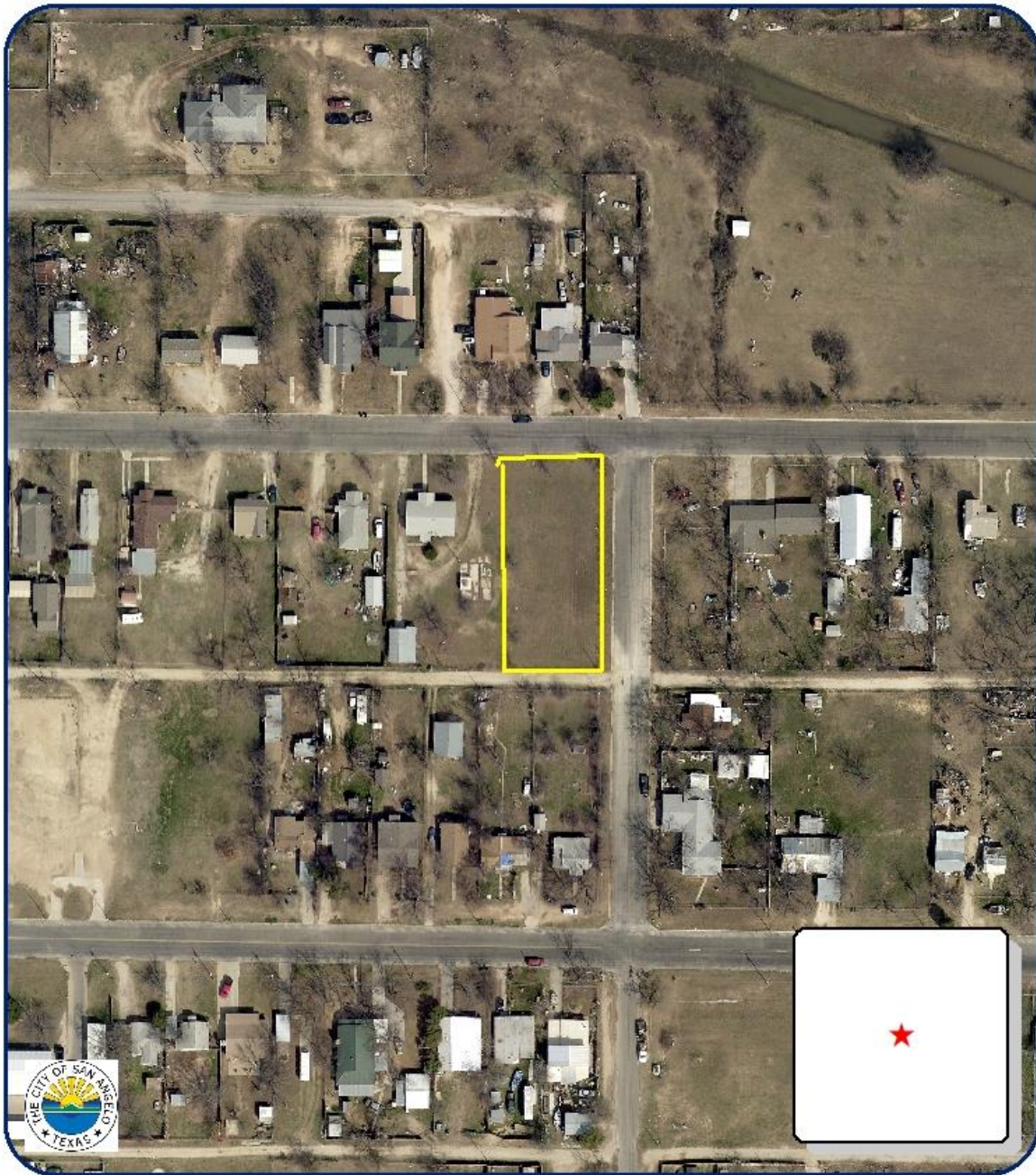
Recommendation: Staff recommends **APPROVAL** of the First Replat of Eckert's Addition, Block One – with **one (1) condition of Approval:**

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

Note: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of buildings, and should be addressed as part of the site plan review process. [2015 International Fire Code, Section 507.5, and Appendix D]

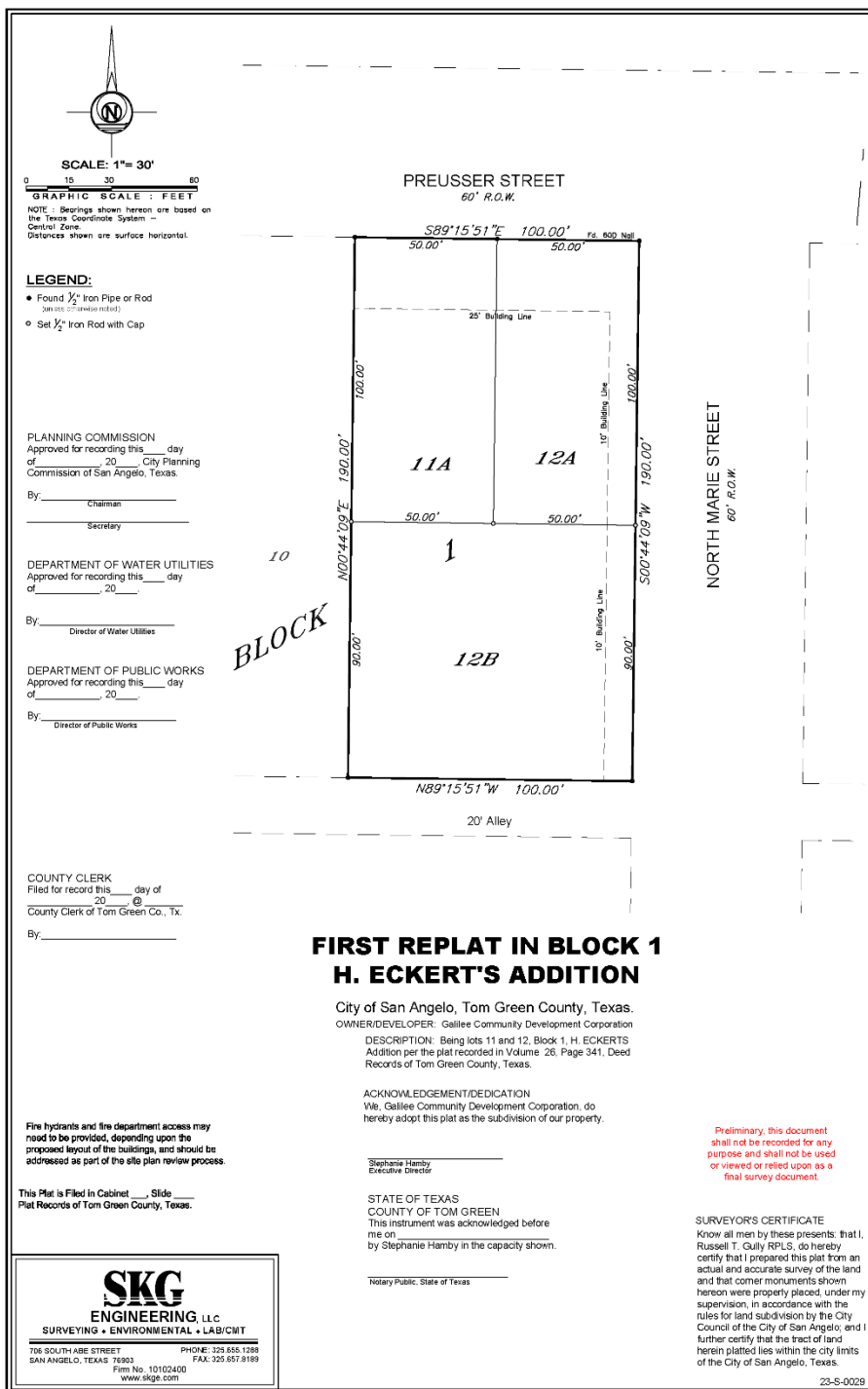
Attachments:

Aerial Map
Plat



**Aerial Map
Eckerts Addition First Replat Blk 1**

Proposed Final Plat



SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CWT

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

**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		FP23-09: Second REPLAT IN BLOCK 8, E. S. KIRBY SUBDIVISION	
SYNOPSIS:			
The applicant is requesting approval of the Second Replat in Block 8, E. S. Kirby Subdivision. This replat includes just a single lot and is to replat and combine remainders of portions of lots in order to build a new house.			
LOCATION:		LEGAL DESCRIPTION:	
Located Northwest of the intersection of W 19 th & Lillie Street(s) by approximately 705'.		Being the north 76.6 feet of the south 135.5 feet of Block 8, E. S. Kirby Subdivision, according to the plat recorded in Volume 1, Page 43, Plat Records of Tom Green County, Texas, and being the same tract described in Instrument No. 202115875 Official Public Records of Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: #4 Lucy Gonzales Neighborhood: Blackshear		RS-1	Neighborhood
SIZE:			
0.446 acres			
THOROUGHFARE PLAN:			
Required: minimum 50' wide public right-of-way, 40' of pavement width Existing: Lillie Street: 60' ROW, 36' pavement width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the plat of a Second REPLAT IN BLOCK 8, E. S. KIRBY SUBDIVISION – with four (4) conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Miguel Duran Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210 Zachary.rainbow@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat is creating a new Single-Family lot, with a 76.6' lot width, meeting more than the minimum allowed in RS-1 Zoning. It will also provide for some new development in an area of the City that could benefit from it.

They have met the criteria necessary for approval as required in the Zoning Ordinance and LDSO and is in conformance with the Comprehensive and Vision Plans.

Recommendation: Staff recommends **APPROVAL** of the Second REPLAT IN BLOCK 8, E. S. KIRBY SUBDIVISION, with **four (4) conditions of approval**

Conditions of the Replat

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, prepare and submit plans for required improvement to Lillie St by half the total additional paving width necessary to comprise the minimum of 40 ft or 36 ft with a 4 ft sidewalk on one side. [Land Development and Subdivision Ordinance, Chapter 10]. In this case, requiring 4 total additional feet. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period. [Land Development and Subdivision Ordinance, Chapter 6].

A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]. A third alternative is to request an Administrative Exception [Land Development and Subdivision Ordinance, Chapter 10.III.C]

3. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2].
4. Prior to plat recordation, identify and label the width and extent of the adjacent Railroad property.

Attachments:

Aerial Map
Plat

Aerial Map

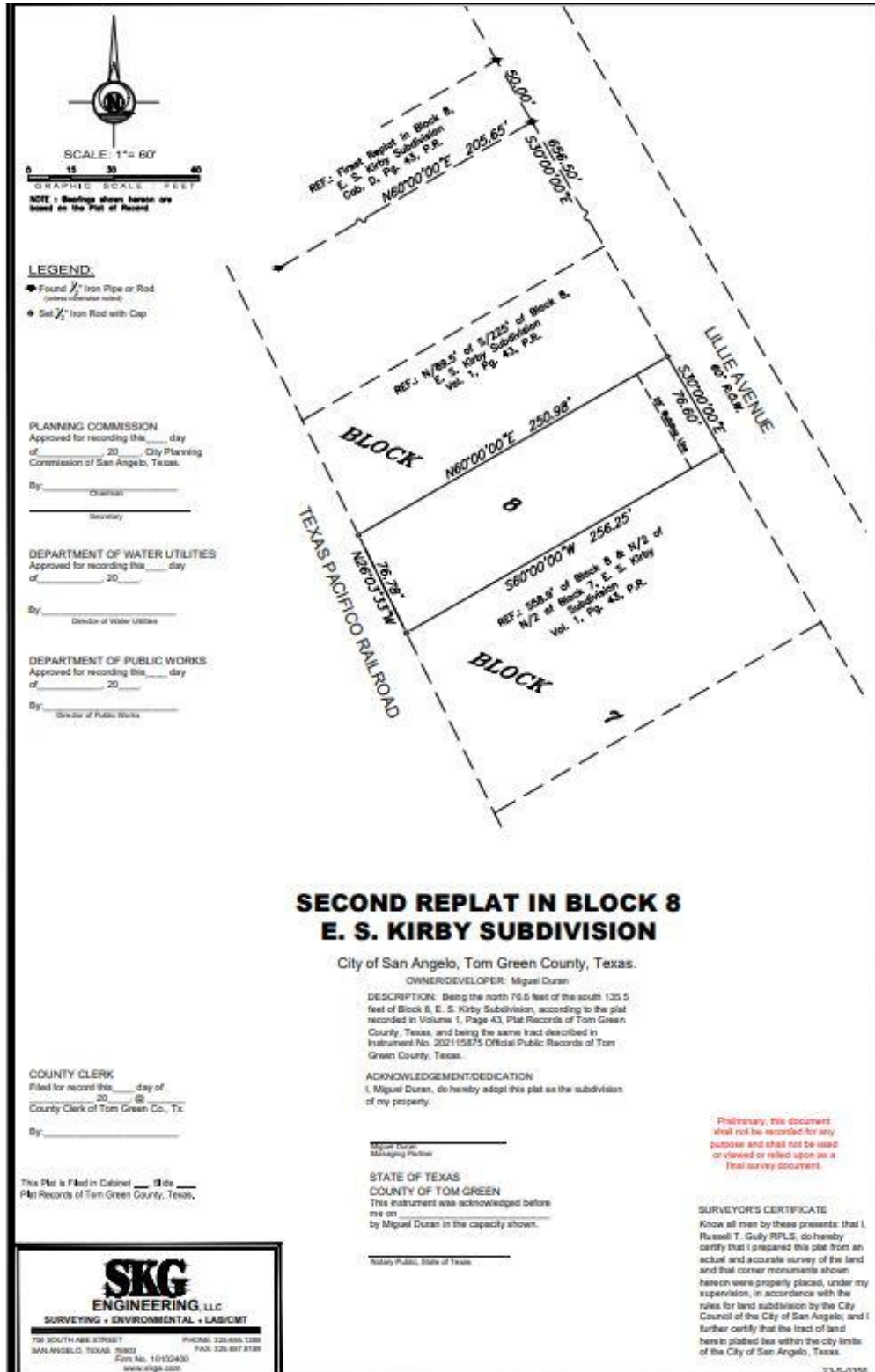


200' Notification Map
2nd Replat in Blk 8 of E.S. Kirby Subd
Council District: #4 Lucy Gonzales
Neighborhood: Blackshear
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties: ——— (Red line)
200' Buffer: ——— (Green line)
Notified Properties: ——— (Blue line)

N
▲

Proposed Final Plat



SCALE: 1" = 60'
 GRAPHIC SCALE FEET
 NOTE: Bearings shown herein are based on the Plat of Record

LEGEND:
 Found χ Iron Pipe or Rod
 Set χ Iron Rod with Cap

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

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

This Plat is filed in Cabinet ___ of
 Plat Records of Tom Green County, Texas.

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LASC/CMT
 702 SOUTH AVE. 2790477 PH: 334.665.1288
 SAN ANGELO, TEXAS 76903 FAX: 334.667.8189
 Firm No. 10102400
 www.skg.com

**SECOND REPLAT IN BLOCK 8
 E. S. KIRBY SUBDIVISION**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Miguel Duran
 DESCRIPTION: Being the north 76.6 feet of the south 135.5 feet of Block 8, E. S. Kirby Subdivision, according to the plat recorded in Volume 1, Page 43, Plat Records of Tom Green County, Texas, and being the same tract described in Instrument No. 202115875 Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
 I, Miguel Duran, do hereby adopt this plat as the subdivision of my property.

Miguel Duran
 Managing Partner

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before
 me on ___ 20___
 by Miguel Duran in the capacity shown.

Notary Public, State of Texas

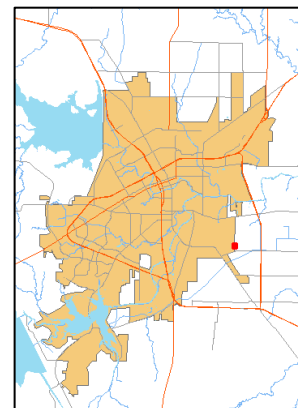
Preliminary, this document
 shall not be recorded for any
 purpose and shall not be used
 or viewed or relied upon as a
 final survey document.

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

PLANNING COMMISSION – April 17, 2023
STAFF REPORT (PP23-05 & FP23-14)



APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		Riverwood West Preliminary Plat, and Riverwood West Section 2, Block 2, Lots 23-27 & Block 3, Lots 1-4	
SYNOPSIS:			
The applicant has submitted a Preliminary and Final Plat for 6.161 acres in the Extra Territorial Jurisdiction (ETJ) along Paint Rock Road (FM388), east of San Angelo. This is the second final plat of this subdivision. This area is in the “Future Annexation Area” for the City of San Angelo, and as such is subject to the platting requirements and standards of the City. The Future Land Use (FLU) designation of the property in the City’s Comprehensive Plan is “Neighborhood,” which requires a minimum right-of-way of 50 feet, and a minimum paving width of 40 feet for the proposed local road. This will be the second plat for this property, which has received approval.			
LOCATION:		LEGAL DESCRIPTION:	
Approximately 2,400 feet east of the City Limits of San Angelo, and 885 feet west of S Loop 306.		6.161 Acres Out of The Friedrich Klamberg Survey 161, Abstract No. 1553, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
Extra Territorial Jurisdiction (ETJ)	N/A	Neighborhood	Preliminary: 74.085 Acres Final: 6.161 Acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> • Paint Rock Road (TXDot Road) - Major Arterial: 90 feet of width; 62 feet of pavement 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Preliminary Plat with one condition; and APPROVAL of the Final Plat with six conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Erwin & Clarice Wilde Agent: Carter-Fentress Engineering Erica Wilde			
STAFF CONTACT:			
Sherry L. Bailey Senior Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			



Variances:

No variances have been requested.

Recommendations:

Staff recommends **APPROVAL** of the Preliminary Plat; and **APPROVAL** of the Final Plat.

The **Preliminary Plat** is subject to the following **one (1)** condition of approval:

1. Prior to plat signatures, two Drainage Easement Lots were indicated but only Block 2 Lot 11 is dedicated to the Public as a Drainage Easement. The additional lot needs to be indicated.

The **Final Plat** is subject to the following **six (6)** conditions:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]
3. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Provide City staff with approval. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366]
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of all internal streets, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot sidewalk on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision

Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].

6. Prior to plat recordation, per City Code of Ordinances, Section 6.03.031, there is no water for firefighting in the area. For buildings or structures constructed in areas not developed with provision for city water service, installation of an approved fire hydrant system shall not be required until such time as city water service has been extended to within two hundred feet (200') of the property. The owners should contact the Fire District and comply with their requirements for onsite water holding tanks for fire protection.

Attachments:

Aerial Map

Preliminary Plat

Final Plat



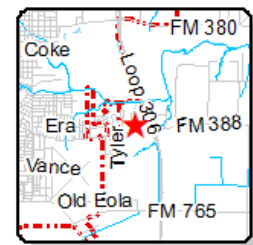
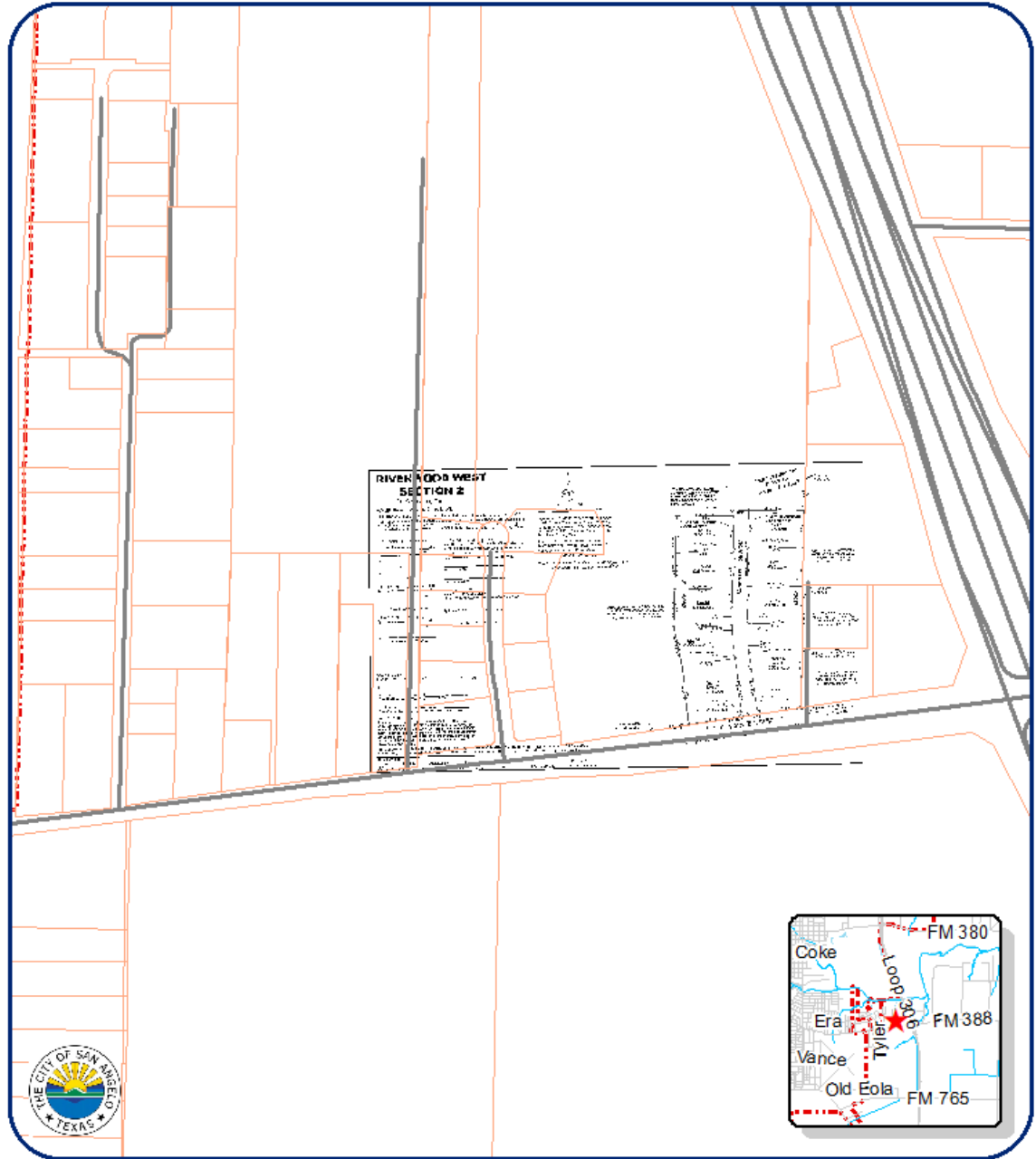
Riverwood West site aerial

ETJ Paint Rock Road

Subject Properties:

Scale 0.025 0.05 0.1 0.15 0.2 Miles





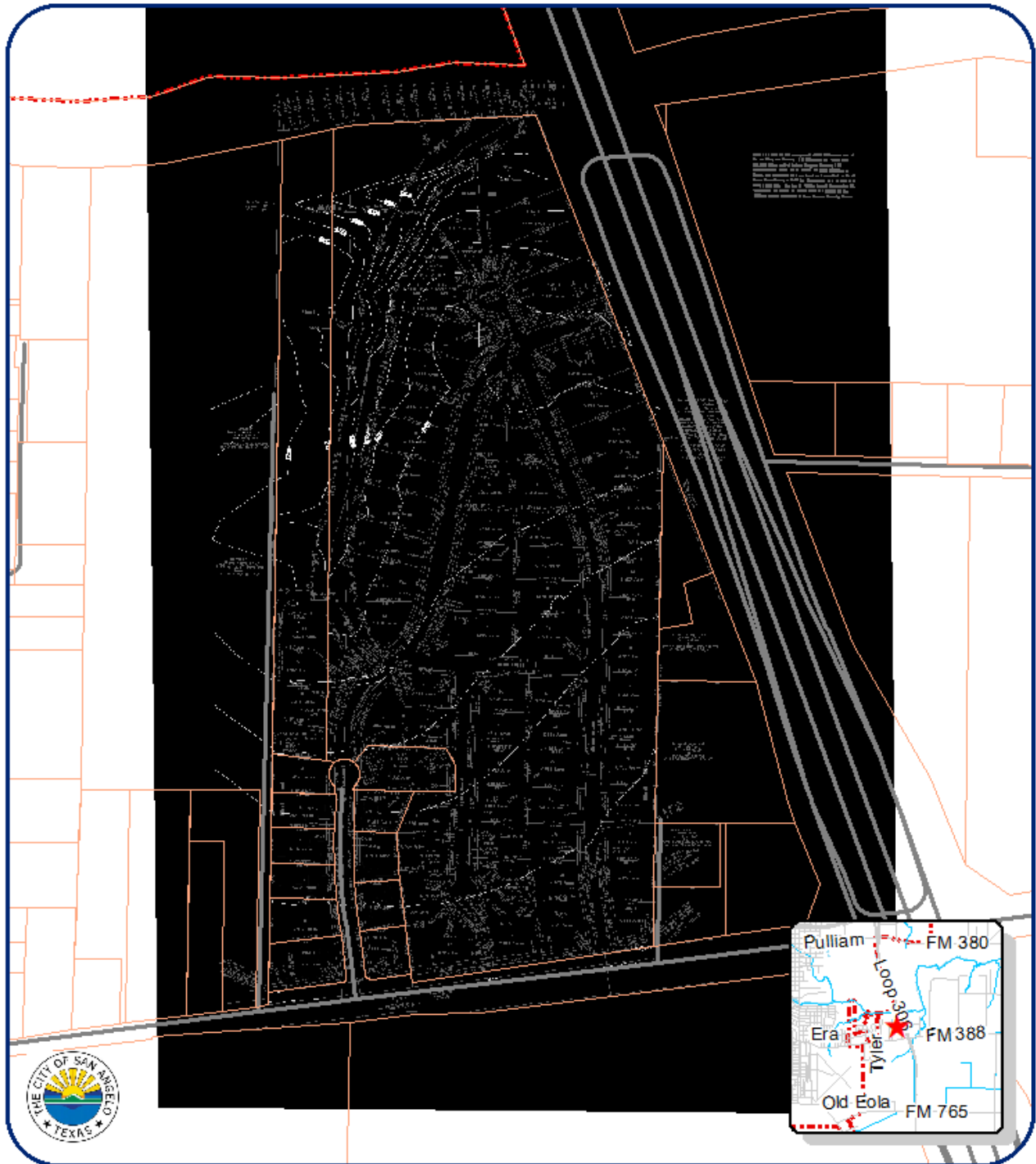
Riverwood West Section 2

ETJ Paint Rock Road

Subject Properties:

Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles





Riverwood West Preliminary Plat

ETJ Paint Rock Road

Subject Properties:

Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles



PLANNING COMMISSION
 Preliminary Plat and Final Plat Riverwood West Section 2, Blk. 2, Lots 23-27 & Blk 3 Lots 1-4
 April 17, 2023

RIVERWOOD WEST SECTION 2

Tom Green County, Texas

OWNER: Erwin A. Wilde and Clarice M. Wilde

DESCRIPTION: Being 6,181 acres out of Friedrich Klarnberg Survey 161, Abstract No. 1553, Tom Green County, Texas and being out of a 4.03 acre tract as described in Deed from Sizaz Temple and recorded as Instrument # 678914 of the Official Public Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for recording this ____ day of _____ 20____

By: _____ Chairman
 Erwin A. Wilde

By: _____ Secretary
 Clarice M. Wilde

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

By: _____ Director of Water Utilities
 By Erwin A. Wilde and Clarice M. Wilde

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

By: _____ Director of Public Works
 Noddy Public, State of Texas

COUNTY CLERK
 Filed for record this ____ day of _____ 20____ @ _____

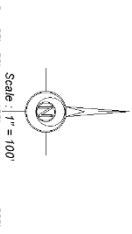
By: _____
 This plat is recorded in Cabinet _____, Side _____ of the Plat Records of Tom Green County, Texas.

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

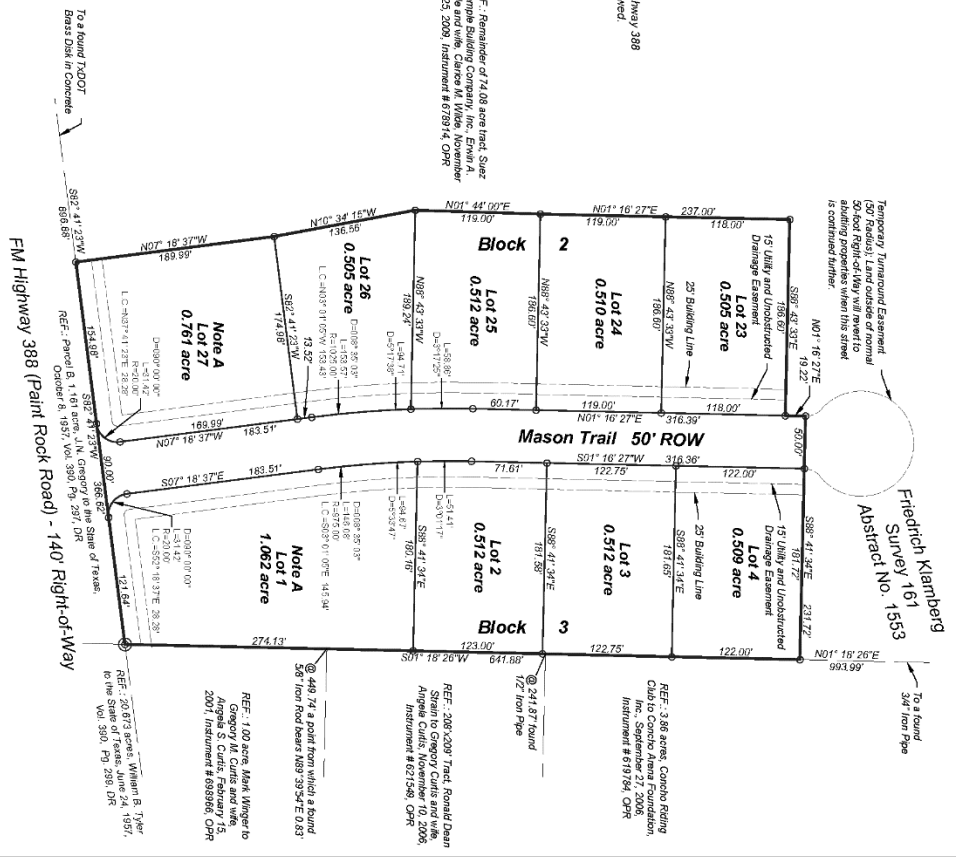
SURVEYOR'S CERTIFICATE
 I, Blake Wilde, P.L.S., do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo and under the authority of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of public review under the authority of Blake Wilde, P.L.S. No. 6759 on March 22, 2023. Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

BLAKE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
 WFE WILDE ENGINEERING, LLC 5770 FM 755 San Angelo, Texas 76905 325.277.8682
 TRS15FM # 10139367
 WWW.WILDE-ENG.COM



Bearings and distances shown hereon are based on the Texas Coordinate System Central Zone NAD83. To Erwin A. Wilde and Clarice M. Wilde, November 25, 2009, Instrument # 678914, OPR, Tom Green County, Texas.
 Bearings and distances shown hereon are of the Texas Coordinate System Central Zone NAD83.
LEGEND:
 ○ Found 3/4" iron pipe
 ○ 5/8" iron rod
 ○ 1/2" iron pipe
 Note A: Direct access from this lot onto FM Highway 388 a.k.a. Paint Rock Road shall not be allowed.



Temporary Turnaround Easement
 50' Roadway. Land owners of normal 90' frontage shall be responsible for abutting properties when this street is confined further.
 Friedrich Klarnberg Survey 161 Abstract No. 1553

REF: 3.86 acres, Corbett Riffing Club to Corbett Anna Foundation, Inc., September 27, 2006, Instrument # 619164, OPR

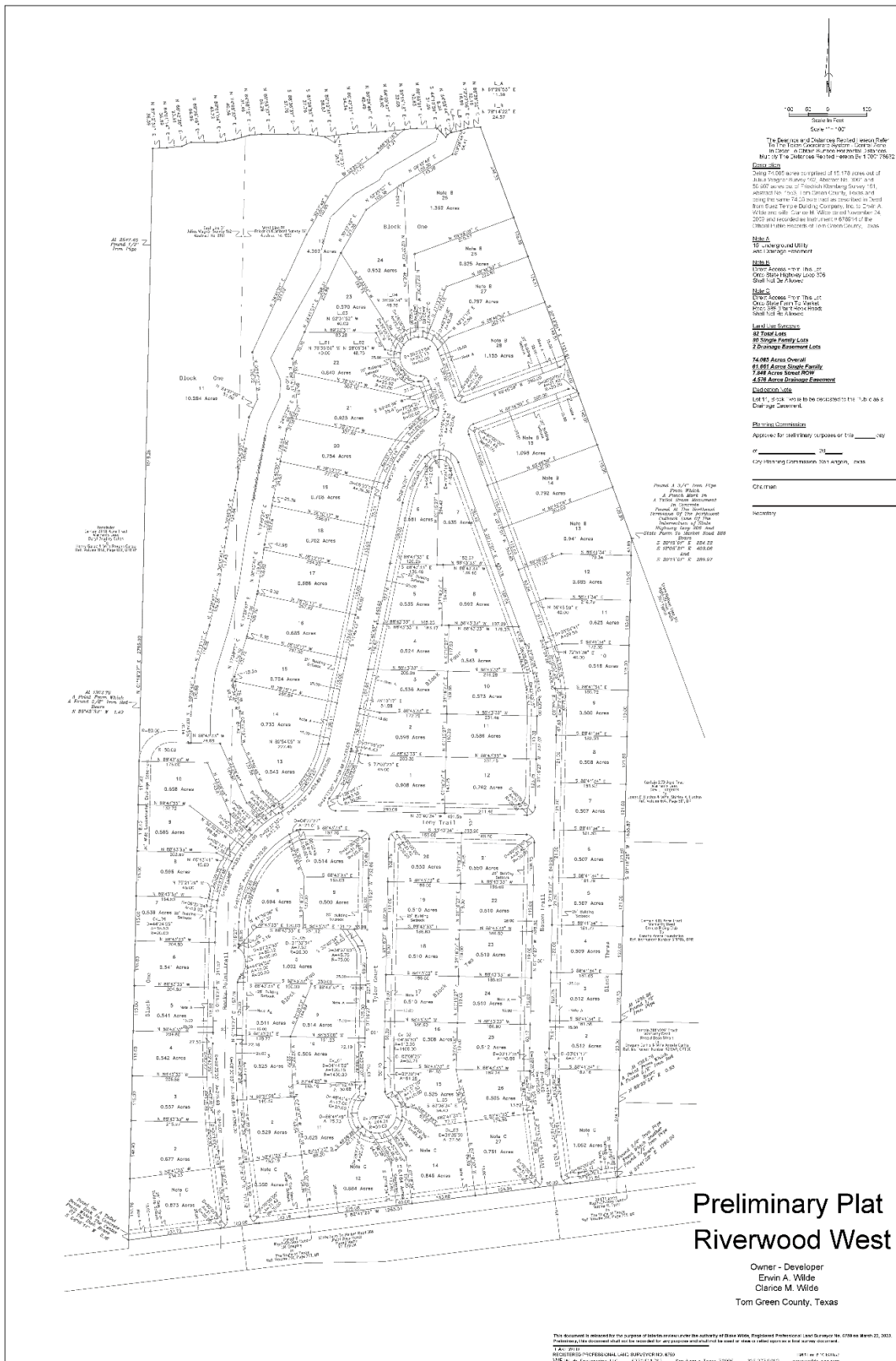
REF: 308.208' Tract, Ronald Dean Spear to Gregory Curtis and wife, Angela S. Curtis, February 15, 2007, Instrument # 689966, OPR

REF: 20.673 acres, William B. Tyler to the State of Texas, Vol. 380, P. 259, OPR

REF: Remainder of 74.08 acre tract, Sizaz Temple and Clarice M. Wilde, Erwin A. Wilde and Clarice M. Wilde, November 25, 2009, Instrument # 678914, OPR

REF: 1.61 acre, J.N. Gregory to State of Texas, October 8, 1937, Vol. 380, P. 259, OPR

REF: 1.09 acre, Mark Utiger to Gregory M. Curtis and wife, Angela S. Curtis, February 15, 2007, Instrument # 689966, OPR



**Preliminary Plat
 Riverwood West**

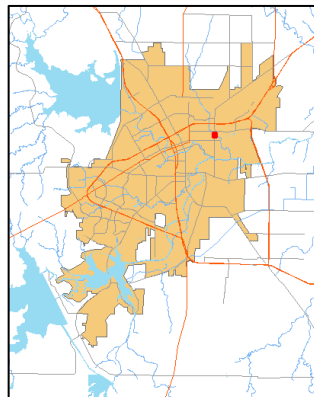
Owner - Developer
 Erwin A. Wilde
 Clarence M. Wilde
 Tom Green County, Texas

This document is prepared for the purpose of information only and is not a contract. It is subject to change without notice. The information herein is based on the best available information and is not a guarantee of accuracy. The information herein is not to be used for any purpose other than that for which it was prepared. The information herein is not to be used for any purpose other than that for which it was prepared. The information herein is not to be used for any purpose other than that for which it was prepared.

PLANNING COMMISSION – April 17, 2023
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		2 nd Replat in Block 4, Carruthers Addition	
SYNOPSIS:			
<p>A request for approval of a final plat for 2nd Replat in Block 4, Carruthers Addition. An adjoining property owner to the applicant has been leasing this property for storage of the equipment he is working on. That property owner wishes to purchase the property in Tract C1 in Block 4 Carruthers. Tract C2 will remain the property of the applicant. Tract C1 is a vacant piece of property and will remain without any structures on it except for paving for the lot. Tract C2 has developed over the years with numerous storage units. Access to those units has been off Bell Street so the applicant has not had to improve Culberson, Street, Marie Avenue, or Bryan Street. The situation is that if these streets are ever to going to be improved with paving, curb and gutter and sidewalks now is the time. Right of way seems to meet minimums on all three streets, it is just the paving, curb and gutter, and sidewalks. The zoning is General Commercial/ Heavy Commercial (CG/CH) and Heavy Commercial (CH).</p>			
LOCATION:		LEGAL DESCRIPTION:	
Intersections of Bell Street, Carruthers Street and Bryan Street		CARRUTHERS ADDITION, Tract C R/P Blk. 4	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood: Ft. Concho East	General Commercial (CG/CH) and Heavy Commercial (CH)	Commercial	2.3610 acres
THOROUGHFARE PLAN:			
<p>Bell Street – Minor Arterial 64 Feet of pavement Carruthers Street – Local urban street 36 feet of pavement with sidewalk Bryan Street – Local urban street, 36 feet of pavement with sidewalk</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the Carruthers Addition, Tract C R/P Blk. 4 and APPROVAL of a variance from Chapter 10.III.A.2 for Marie Street and Bryan Street, but DENIAL of the variance request of the pavement and sidewalk requirement for Culberson Street.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Property Owner: Bo Briley Agent: Erica Wilde, Carter-Fentress Engineering</p>			
STAFF CONTACT:			
<p>Sherry Bailey Senior Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us</p>			



Additional Information: The proposed Final Plat is the final piece of a block that has been developed without being held accountable for any street development on three sides. If Carruthers Street is not paved with the required four additional feet, curb and gutter on the south side, and pavement along the south side of Culberson Street then one whole block will not have been improved for development, safety, and fire protection. If the streets are ever to be completed, the city will have to develop them, and, that is not the standard almost everyone else who has developed property has been held to.

Conformity with Comprehensive Plan and Intent of Purpose Statements: Chapter 5.III of the Subdivision Ordinance states that, the Planning Commission may “deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission’s opinion, the proposal would not be in conformance with the City’s Comprehensive Plan and/or with the intent of purpose statements set forth in Chapter 2 of this Ordinance.”

Comprehensive Plan

The subject land is designated “Commercial” in the City’s Comprehensive Plan. The “Commercial” designation in the City’s Comprehensive Plan is “intended to create new physical connections to neighborhoods. Where possible, plan for new pedestrian and/or vehicular connections in a city-wide grid network of streets. “

Purpose Statements

The proposed plat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe, and efficient development of the City (Statement C); and will ensure that property boundaries created are accurately determined, marked on the land and established on a recorded plat which is available for public inspection (Statement K): and (Statement L). The proposed plat will follow the current pattern of development within this area.

Variance: As indicated above, the applicant has submitted a variance from Chapter 10.III.A.2 to maintain the existing pavement width of 26 feet for Lake Drive. The variance criteria as listed in Chapter 1, Section IV.A, states the Planning Commission shall not approve a variance unless the request meets the four criteria below based upon the evidence that is presented:

1. **The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.**
The applicant states the variances will allow the street to remain in its existing, functional state and will not be detrimental to the public safety, health or welfare, or be injurious to other property.
2. **The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.**
The applicant believes the conditions upon which the request for a variance is based on the fact that there are only two property owners in this block and that it is a small block with streets that are not paved and not used a lot.
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 stated that development has been allowed to occur without the development of the streets being required. It is unfair to make the only two property owners in this block responsible for the street development. [The existing owners were also the beneficiaries of past failure to require the street development.]

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

The applicant believes the variance will not, in any significant way, vary the provisions of the applicable ordinance but will allow the existing functional roadway to remain in its present form which is more than adequate for the neighborhood it serves. Staff disagrees with this statement in that Marie Street is barely paved part way and Bryan Street is not paved at all. A fire truck could not safely use either street.

Recommendation: Staff recommends **APPROVAL** of the Carruthers Addition, Tract C R/P Blk. 4 and **APPROVAL** of a variance from Chapter 10.III.A.2 for Marie Street and Bryan Street, but **DENIAL** of the pavement and sidewalk requirement for Culberson Street, with no variance is the plat is subject to **Eight (8) Conditions of APPROVAL**.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7.II.A].
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 13 feet 6 inches (4115 mm). 503.2.2 Authority. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. 503.2.1 Dimensions.
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections along Culberson, S Marie and Bryan streets [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].
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections along Culberson, S Marie and Bryant streets [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].

5. Prior to plat recordation, submit a revised plat, on which is illustrated the dedication of 4.0 feet on the south side of the right-of-way for Culberson St being 1/2 the required increment to increase total right of way to the minimum for a Local road being 40 ft. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1]. Alternatively, obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
6. Prior to plat recordation, prepare and submit plans for required improvements to Culberson St by half the additional increment necessary to comprise the minimum paving width for a Local road; i.e, 36 ft. with a 4 ft sidewalk along one side, or 40 ft with no sidewalk [Land Development and Subdivision Ordinance, Chapter 10]. In this case, requiring either construction of 10 ft additional pavement and a 4 foot sidewalk with or 12 additional ft of pavement on the south side noting that In no case shall the pavement be less than 26 ft wide. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
7. Prior to plat recordation, prepare and submit plans for required improvements to S Marie St from Culberson St to Bryan St by half the additional increment necessary to comprise the minimum paving width for a Local road; i.e, 36 ft. with a 4 ft sidewalk along one side, or 40 ft with no sidewalk & in no case less than 26 ft of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. In this case, requiring construction of 26 ft of pavement and a 4 ft sidewalk on the west side Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
8. Prior to plat recordation, prepare and submit plans for required improvements to Bryan St from S Marie St to S Bell St by half the additional increment necessary to comprise the minimum paving width for a Local road; i.e, 36 ft. with a 4 ft sidewalk along one side, or 40 ft with no sidewalk & in no case less than 26 ft. [Land Development and Subdivision Ordinance, Chapter 10]. In this case, requiring the construction of 26 ft of pavement and a 4 ft sidewalk on the north side. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

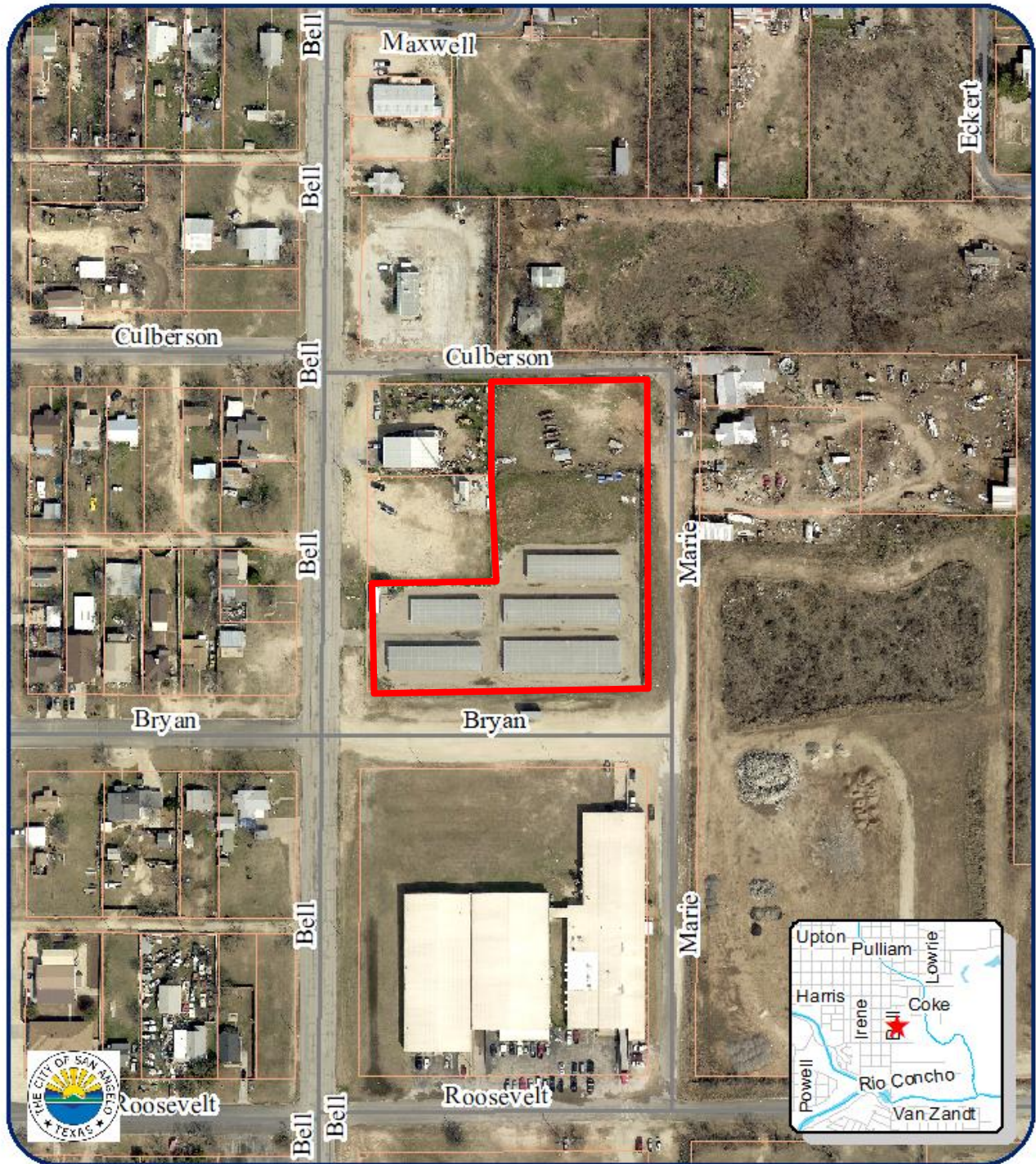
Attachments:

Aerial Map

Future Land Use Map

Zoning Map

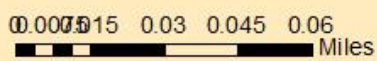
Plat

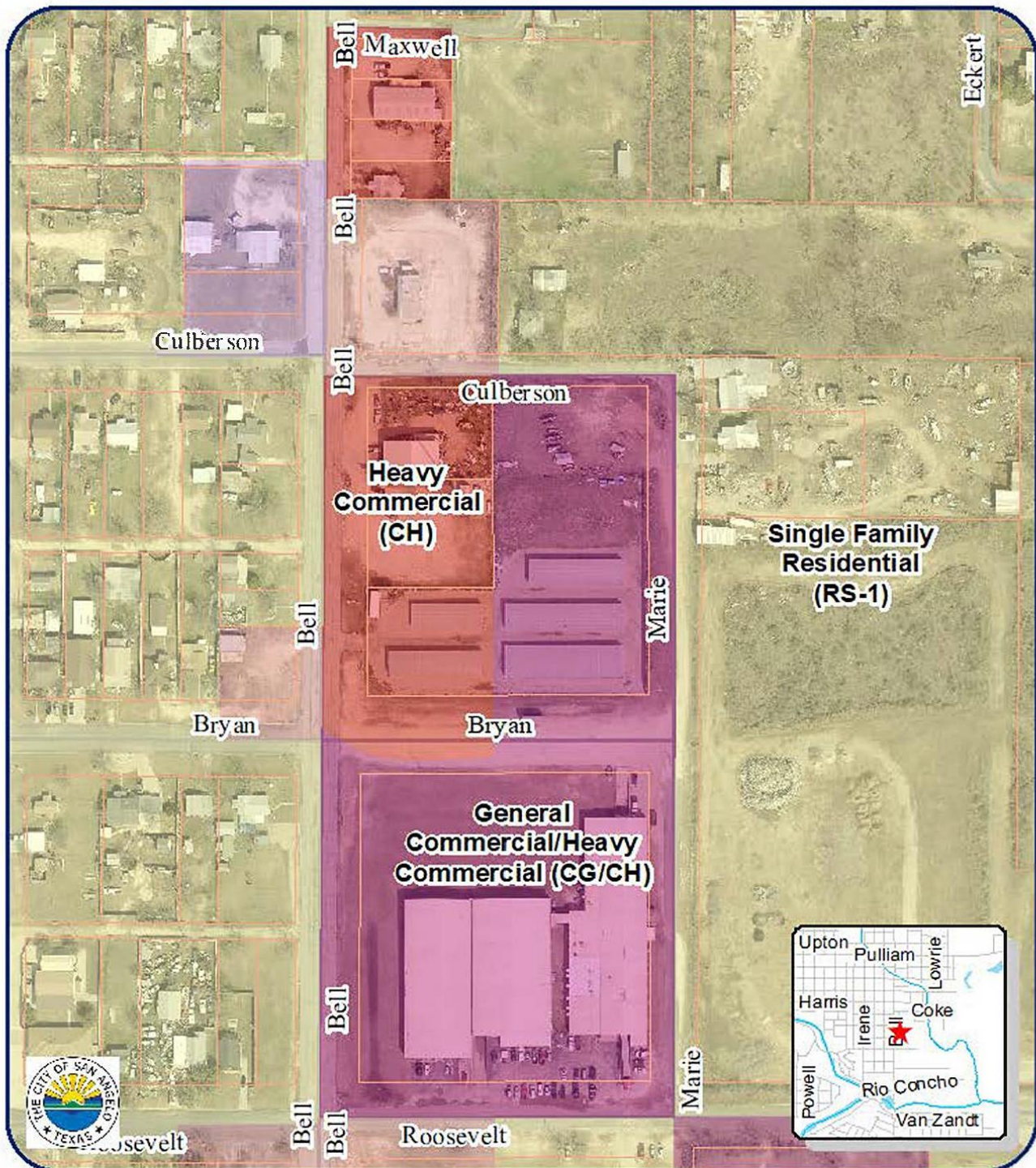


Bell St, Culberson St, Marie St and Bryan St

Plat Approval for Carruthers

Subject Properties:





Zoning map

Plat Approval for Carruthers

Subject Properties:

0.000 0.015 0.03 0.045 0.06 Miles

N

Proposed Final Plat

**2ND REPLAT IN BLOCK 4,
 CARRUTHERS ADDITION**

City of San Angelo, Tom Green County, Texas
 OWNER: Ronnie Briley
 DESCRIPTION: Being Tract C, Replat of Block 4 of Carruthers Addition, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Plat Cabinet E, Slide 51 of the Plat Records of Tom Green County, Texas.



Scale: 1" = 80'
 0 20' 40' 80' 160'

Bearings and distances shown hereon are based on Replat of Block 4 of Carruthers Addition, Cabinet E, Slide 51, Plat Records, Tom Green County, Texas.

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

- LEGEND:
- - Found 1/2" Iron Rod
 - - Found 1/2" Iron Rod w/Cap
 - ⊙ - Found 5/8" Iron Rod
 - - Set 5/8" Iron Rod w/Cap

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

ACKNOWLEDGEMENT/DEDICATION

I, Ronnie Briley, do hereby adopt this plat as a subdivision of my property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

 Ronnie Briley

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on

by Ronnie Briley

 Notary Public, State of Texas

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

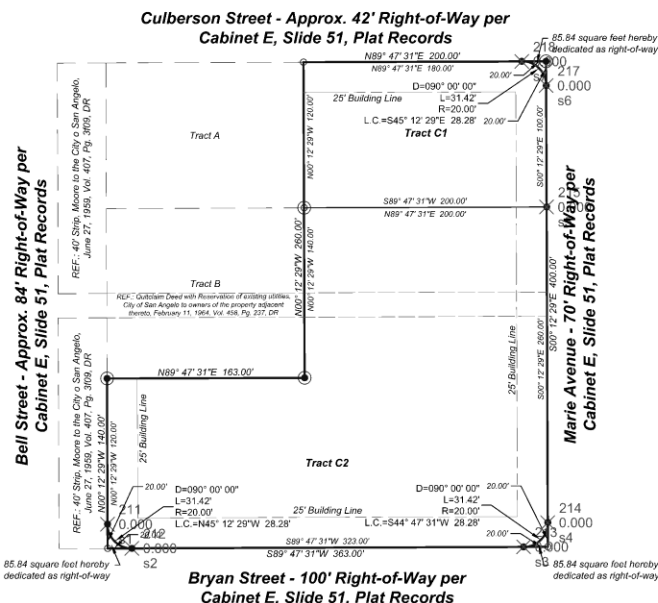
COUNTY CLERK
 Filed for record this _____ day of _____, 20____ @ _____

By: _____

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

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on February 20, 2023.
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed of relied upon as a final survey document.

BLAKE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
 WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682 www.wilde-eng.com
 TRPLS Firm # 10,193,857





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

2nd Replat in Block 4, Carruthers Addition

Proposed Subdivision Name

Subd: CARRUTHERS ADDITION, TRACT C R/P BLK 4 BEING 2.3610 ACS

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

05-16800-0004-002-10

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant:

Name	Phone Number	Email Address

Property Owner:

Name	Phone Number	Email Address

Architect/Engineer/Design Professional:	Name	Phone Number	Email Address
	Erica Wilde, P.E.	325-716-3013	ecarter@fentresseng.com

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

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

Section 3: Property Characteristics

2.360 _____ 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 _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 2.360

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

Vacant _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 2.360

Are there existing structures on the property? Yes No

If yes, how many structures exist? 5 _____ What type of structures exist currently? Metal Building Storage Units

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: 10.III.A.2
 For Bryan Street, Marie Street, and Culberson Street

Full variance requested Partial variance requested (proposed variation from standard): Applicant requests 24' of pavement for all 3' streets in lieu of the required pavement width.

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

The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.
 The granting of this variance for all 3 streets will not be detrimental to the public safety, health, or welfare, or be injurious to other property.
 The applicant is requesting 24' for fire access as requested by City staff. The purpose of the replat is to sell the northern tract to the adjacent land owner for the use of a parking lot as it is already being used for. 24' will allow enough room for vehicles to maneuver to the parking lot safely.

The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
 The conditions of the request for these variances are based are unique to the property. This block is only occupied by 2 property owners. It is a very small block surrounded by streets that are not currently used or are not paved. The property as is has functioned for years and the subdivision is for a parking lot and not to be used as a building site.

(Section 4 continues on next page)

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, Bo Briley, make this affidavit and hereby on oath state the following:
Print Property Owner Name

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

228 SOUTH BELL ST SAN ANGELO, TX 76903 325-277-4100 bbrister@yahoo.com
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):

Carruthers addition, TRACT C R/P BLK 4 BEING 2.3610 ACRES AND
Carruthers addition, TRACT R/P OF BLK 4 BEING 0.4490 ACRES

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 15 day of Feb, 2023.

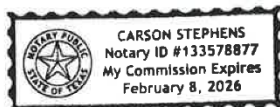
Bo Briley
Signature of the Property Owner

Section 2: Notary Public Information

BEFORE ME, the undersigned authority, this day personally appeared Bo Briley and
Name

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

SWORN TO AND SUBSCRIBED before me on this the 15 day of Feb, 2023.



Carson Stephens
Notary Public, State of Texas

**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		FP23-08: Final Plat of the Acevedo Subdivision	
SYNOPSIS:			
<p>The applicant has applied to Final Plat one lot, in the Acevedo Subdivision, for property located off of Foster Road. City Staff has been working with this applicant to agree on terms to create and have access to a sewer Utility Easement that will run through the applicant’s property. This project is an intricate part of the city’s water infrastructure development. This is being brought forward as a cooperative operation.</p>			
LOCATION:		LEGAL DESCRIPTION:	
5250 Foster Road		Acres: 21.517, Abst: A-1648 S-0176, Survey: V MULLER	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: #1 Tommy Hiebert Neighborhood: Country Club		Ranch & Estates (R&E)	Neighborhood
SIZE:			
21.517 acres			
THOROUGHFARE PLAN:			
<p>Required: minimum 30’ width Public Street Existing- Foster Rd: 24’pavement width</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the Final Plat of Acevedo Subdivision and APPROVAL of the variance requests for Foster Road improvements, water and sewer infrastructure, and a drainage study - subject to four (4) conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Abner Acevedo & Yuleit Gallardo Petitioner: SKG Engineering, LLC</p>			
STAFF CONTACT:			
<p>Sherry Bailey Senior Planner (325) 657-4210, Extension 1533 Sherry.bailey@cosatx.us</p>			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will create one (1) large lot for Single-Family Residential home construction development.

Variances:

The applicant is seeking variances from the requirements to widen Foster Rd and to extend water and sewer service. This property is being platted as part of an arrangement allowing the City to have an utility easement on the property for the extension of a major sewer main. This property is being platted into one large lot for the purpose of the construction of one single family home. Staff is supportive of the variance requests with the understanding that any additional development on the property or future resubdivision of the property will result in these waived requirements being applicable to that subsequent development.

Recommendation: Staff recommends the **APPROVAL** of the Final Plat of Acevedo Subdivision and **APPROVAL** of the requested variances, subject to the limitations noted above, with **four (4) conditions of APPROVAL**.

Final Plat

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, prepare and submit plans for required improvements to Foster Rd by half the total additional paving width necessary to comprise the minimum required paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Foster Rd, a Minor Arterial, the minimum required paving width is 56 feet with sidewalk on both sides (in this case, requiring 16 additional feet of pavement & 5 ft wide sidewalk on the east side). Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
3. Prior to plat recordation, provide water and sewer services, as required by the Subdivision Ordinance. An alternative is to provide an acceptable financial guarantee per the Subdivision Ordinance. Finally, a third alternative would be to obtain approval of a variance from the Planning Commission. [Land Development and Subdivision Ordinance, Chapter 11.I.B]
4. Prior to plat recordation, submit a drainage study and construct improvements per the approved drainage study or obtain a variance approval from the Planning Commission. [Chapter 12, Planning and Development, Sec. 12.05.004]

Notes:

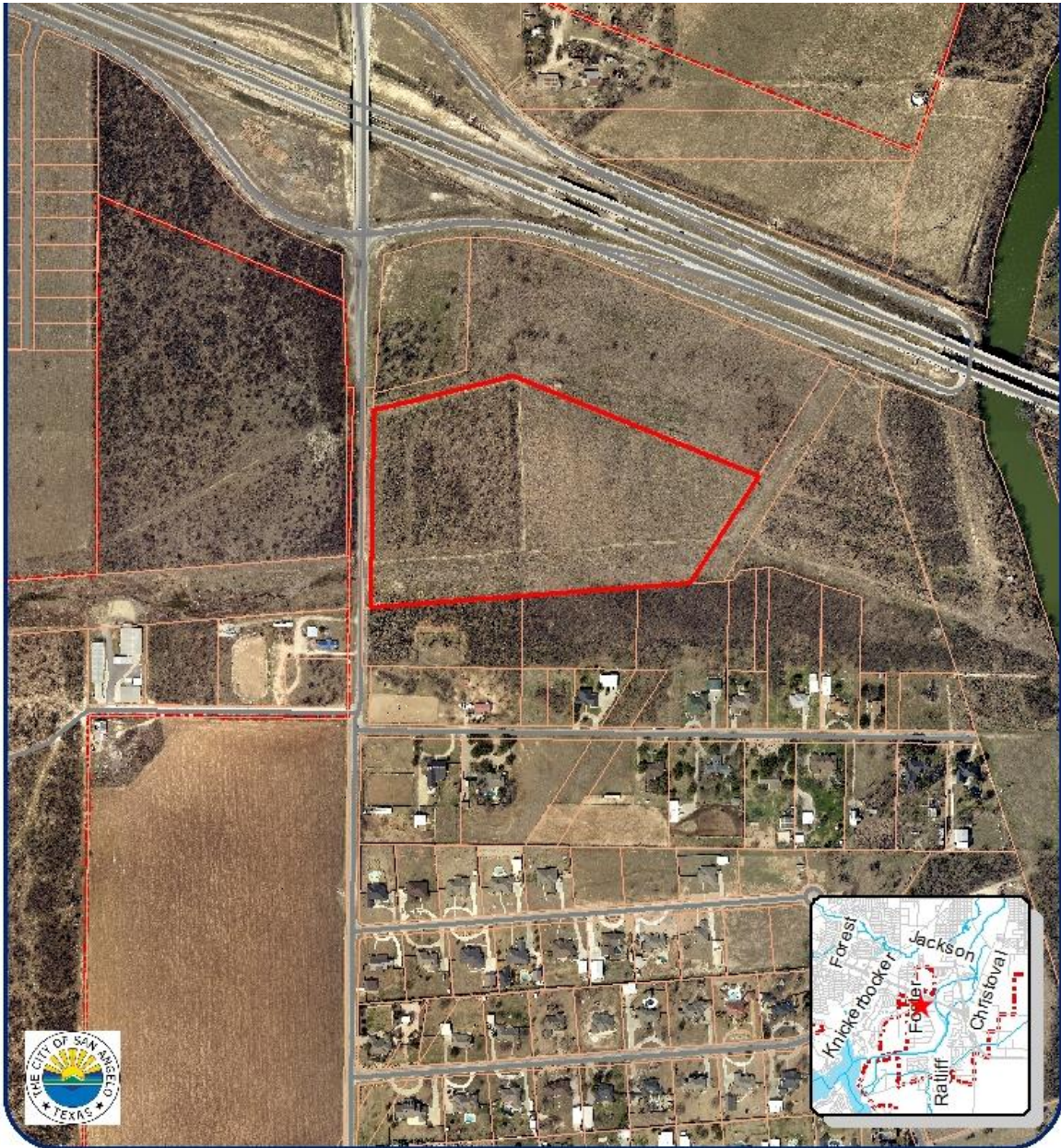
1. A note shall be placed on the plat stating that future development may require the placement of a fire hydrant.

Attachments:

Aerial Map

Plat

Aerial Map



Aerial Map

Acevedo Subdivision

Council District: #1 Tommy Hiebert

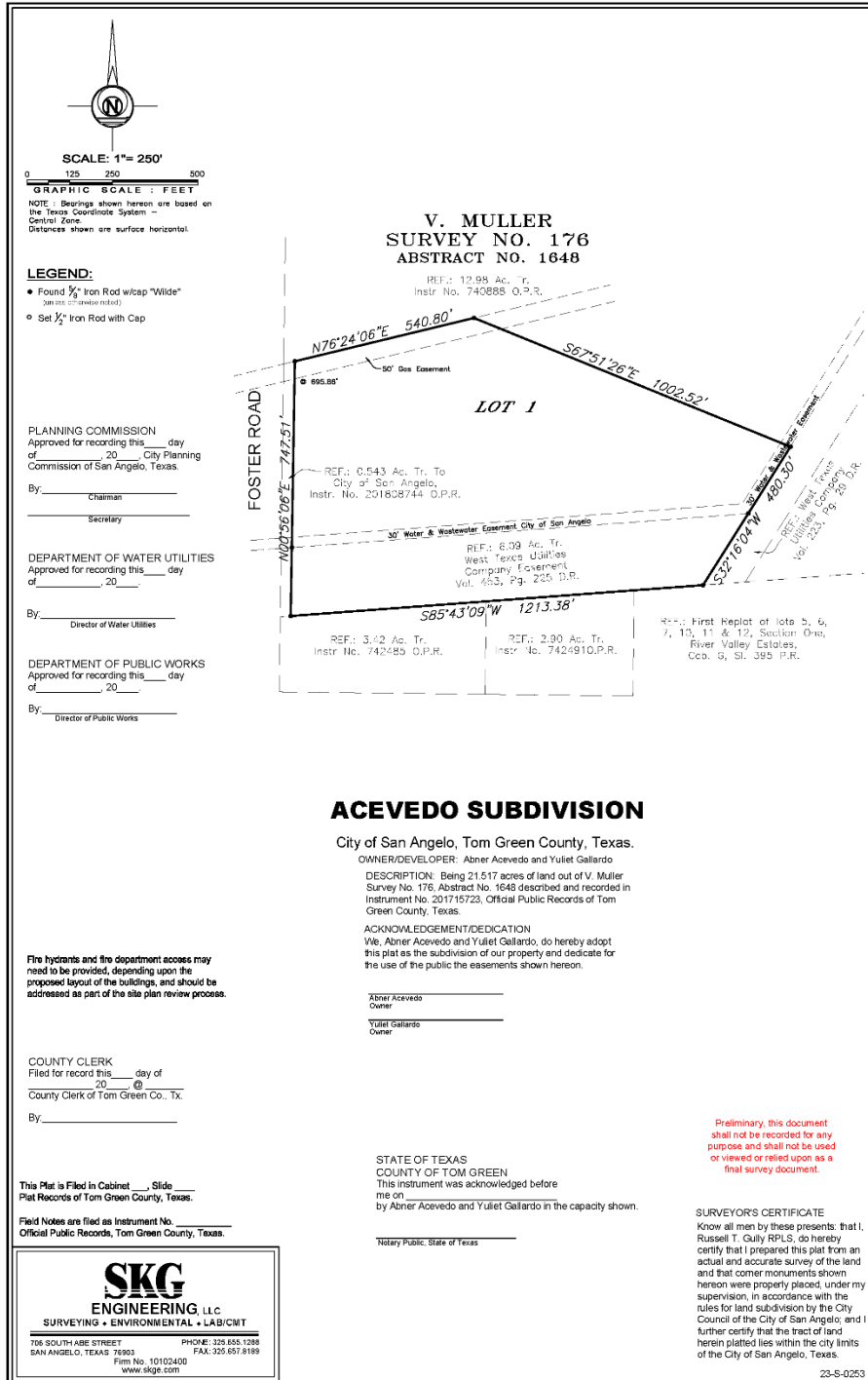
Neighborhood: Country Club

Scale: 0.0 0.025 0.05 0.1 0.15 0.2
Miles

Subject Properties: 



Proposed Final Plat



**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		FP23-12: Final Plat of Oelker's Subdivision, Block 1, Section 1	
SYNOPSIS:			
The applicant is seeking approval for a Final Plat of Oelker's Subdivision, Block 1, Section 1. This final plat includes just a single lot, and is to plat a residentially zoned lot in order to build a new house.			
LOCATION:		LEGAL DESCRIPTION:	
North of the intersection of Macannn & Fulton Streets		Being 0.170 acres out of H. Oelkers Survey No. 165, Abst: 1757 Described and Recorded in Instrument No. 202216788.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: #3 Harry Thomas Neighborhood: Belaire		RS-1	Neighborhood
			SIZE: .170 acres
THOROUGHFARE PLAN:			
Required: minimum 50' wide Public Street Existing: Fulton Street: 60' width, 36'pavement width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat of Oelker's Subdivision, Block 1, Section 1– with five (5) conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Miguel Duran Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210 Zachary.rainbow@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat is creating a new Single-Family lot, with the 50' min. lot width allowed in RS-1 Zoning.

The will have met the criteria necessary for approval as required in the Zoning Ordinance and LDSO, and is in conformance with the Comprehensive and Vision Plans.

Recommendation: Staff recommends **APPROVAL** of the Final Plat of Oelker's Subdivision, Block 1, Section 1, with **five (5) conditions of Approval:**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, amend the plat to show the missing portion of a lot immediately south of the subject property or confirm that it is shown correctly as is.
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is anticipated [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
4. Prior to plat recordation, prepare and submit plans for required improvements to streets (adjacent segments of Fulton Streets) by half the additional increment necessary to comprise the minimum paving widths [Land Development and Subdivision Ordinance, Chapter 10]. For Fulton St, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period. A second alternative would be to obtain approval of exemption/deferral from the Planning Director and City Engineer [Land Development and Subdivision Ordinance, Chapter 1.IV].
5. Prior to plat recordation, identify and label the dimensions of all rights-of-way shown.

Note:

1. A fire hydrant is required.

Attachments:

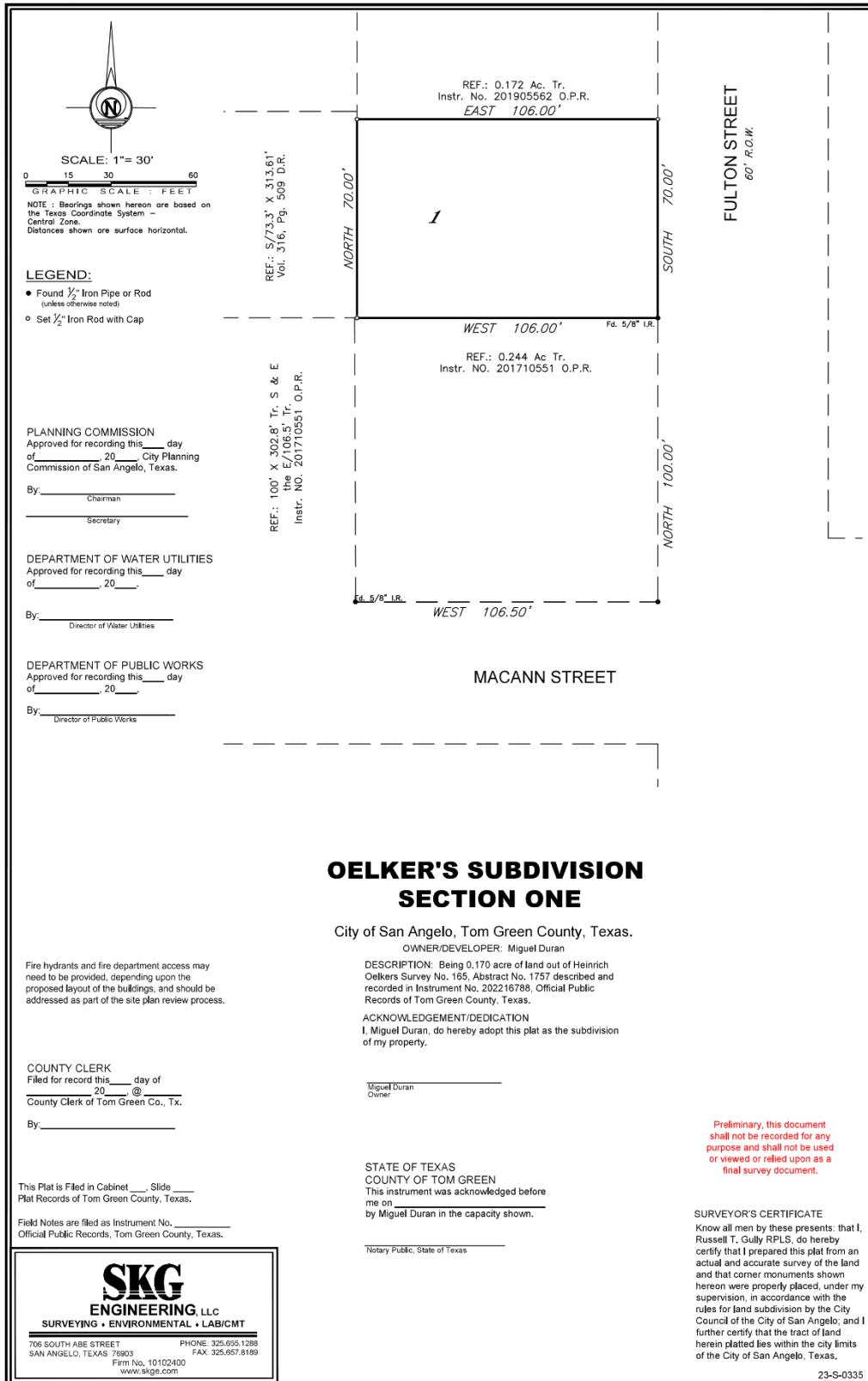
Aerial Map

Plat

Aerial Map



Proposed Final Plat

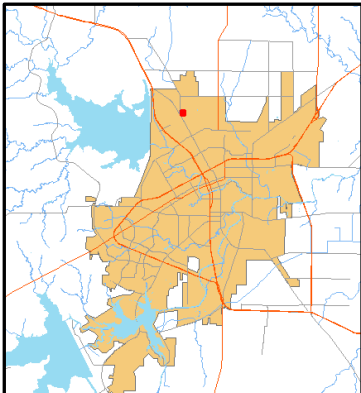




STAFF REPORT – CP23-01 & Z23-03

City Council 1st reading: May 16, 2023

City Council 2nd reading: June 6, 2023

APPLICATION TYPE:		CASES:	
<i>Comprehensive Plan Amendment and Rezoning</i>		CP23-01 & Z23-03: 4112 Coliseum Drive	
SYNOPSIS:			
<p>The representative for the owner of the property 402 N Bryant Blvd. has submitted a request for a Comprehensive Plan Amendment from “Neighborhood” to “Commercial” and for a rezoning from Single Family Residential Zoning (RS-1) to Heavy Commercial (CH). In this area, there is a mix of commercial uses and a few residences. This is a transitional district that is solidifying the use of the property as commercial and into a commercial/heavy commercial business area. The business requesting the zone change is a headstone manufacturer that has been at this site for close to 50 years. They received permission for a new building and an enlarged business area in 1968. Since then, the business has grown, and the area has changed from residential to commercial. With the rodeo and coliseum growth, the area is changing. The applicant agreed that it was time to rezone their property to reflect these changes. This rezoning will also support the change and secure its use in the future. The Comprehensive Plan change and the rezoning support this use.</p>			
LOCATION:		LEGAL DESCRIPTION:	
E 41 st Street and Coliseum Drive		Fair Park Addition; Blk.12, S 50 Ft. of L 3 and all of lots 8 - 11	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	
SMD District #2 – Tom Thompson Lake View Neighborhood		Single Family Residential (RS-1)	Neighborhood 0.654 acres
NOTIFICATIONS:			
21 notifications for CP23-01 & Z23-03 were mailed within a 200-foot radius on March 31, 2023. No responses in favor or against have been received.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Comprehensive Plan Amendment (CP23-01) from Neighborhood to Commercial and APPROVAL of the rezoning from the Single-Family Residence (RS-1) to Heavy Commercial (CH) for the property located at 4112 Coliseum Drive, east of E. 41 st Street and Coliseum Drive.			
PROPERTY OWNER/PETITIONER:			
<i>Applicants:</i> Suzan Henry, Birk Monumental Manufacturing Representative: Erica Wilde, Carter-Fentress Engineering			
STAFF CONTACT:			
Sherry L Bailey Senior Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Additional Information: Staff met with the applicant’s representative concerning the proposed Comprehensive Plan and rezoning at a development meeting. The family has operated this business for a long period and have seen the changes occurring in the neighborhood. They would like to operate their business by right, and this application is part of that operation.

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 Neighborhood which it has not been for a long time. Given the existing mix of uses, the proposed change is in keeping with the changes to 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 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 uses. In surveying the area, the one thing that all uses have in common is they are local owner run. 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.** This area is 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 type of use has a history of success. The business has been there for over half a century. This business is part of a stable neighborhood.
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 part of the neighborhood.

Recommendation: Staff recommends **APPROVAL** of the Comprehensive Plan Amendment CP23-01 from Neighborhood to Commercial and **APPROVAL** of the rezoning from the Single-Family Residence (RS-1) to Heavy Commercial (CH) for the property located at 4112 Coliseum Drive.

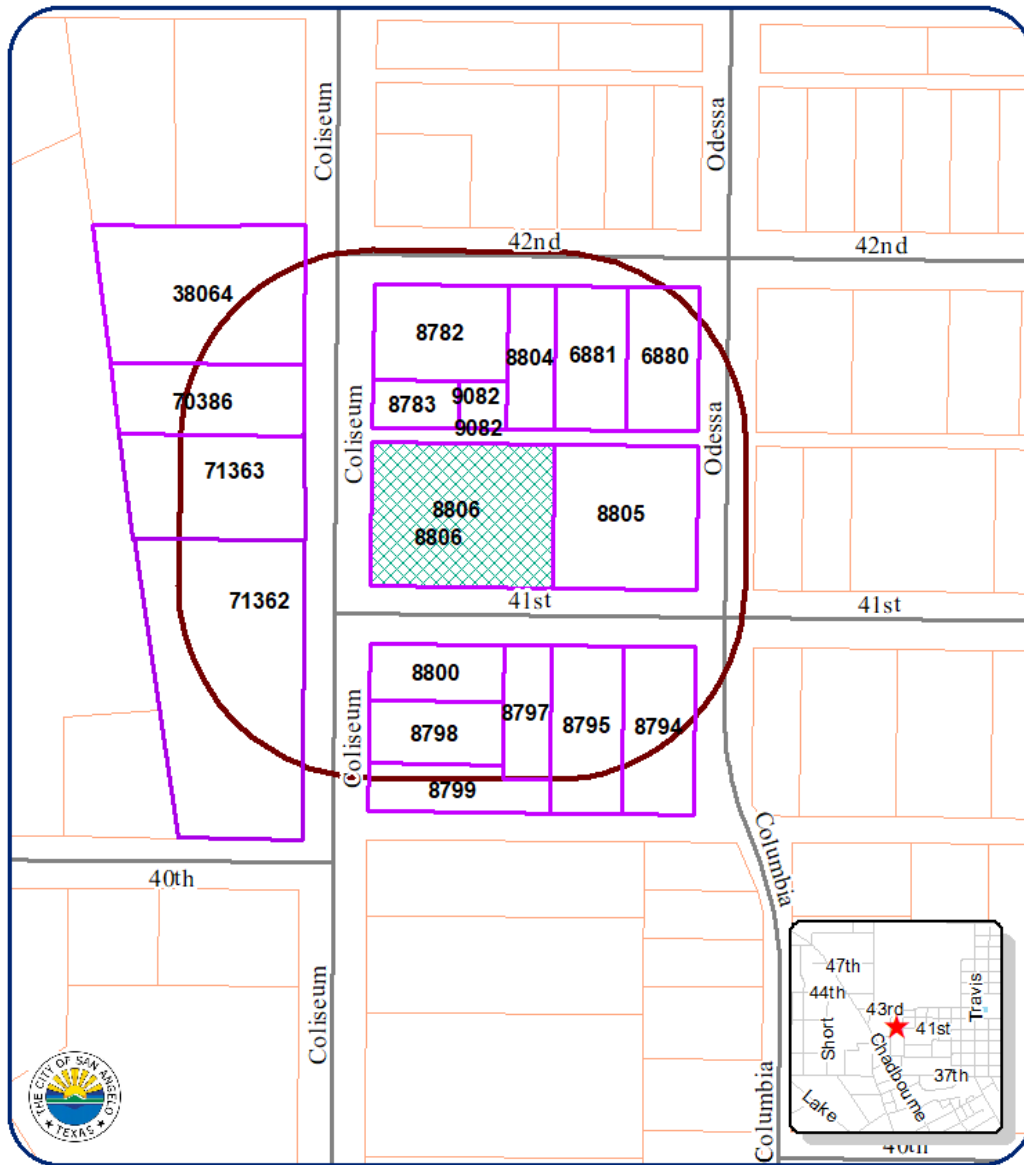
Attachments:

Aerial/Notification Map




Zoning Map


Future Land Use Map

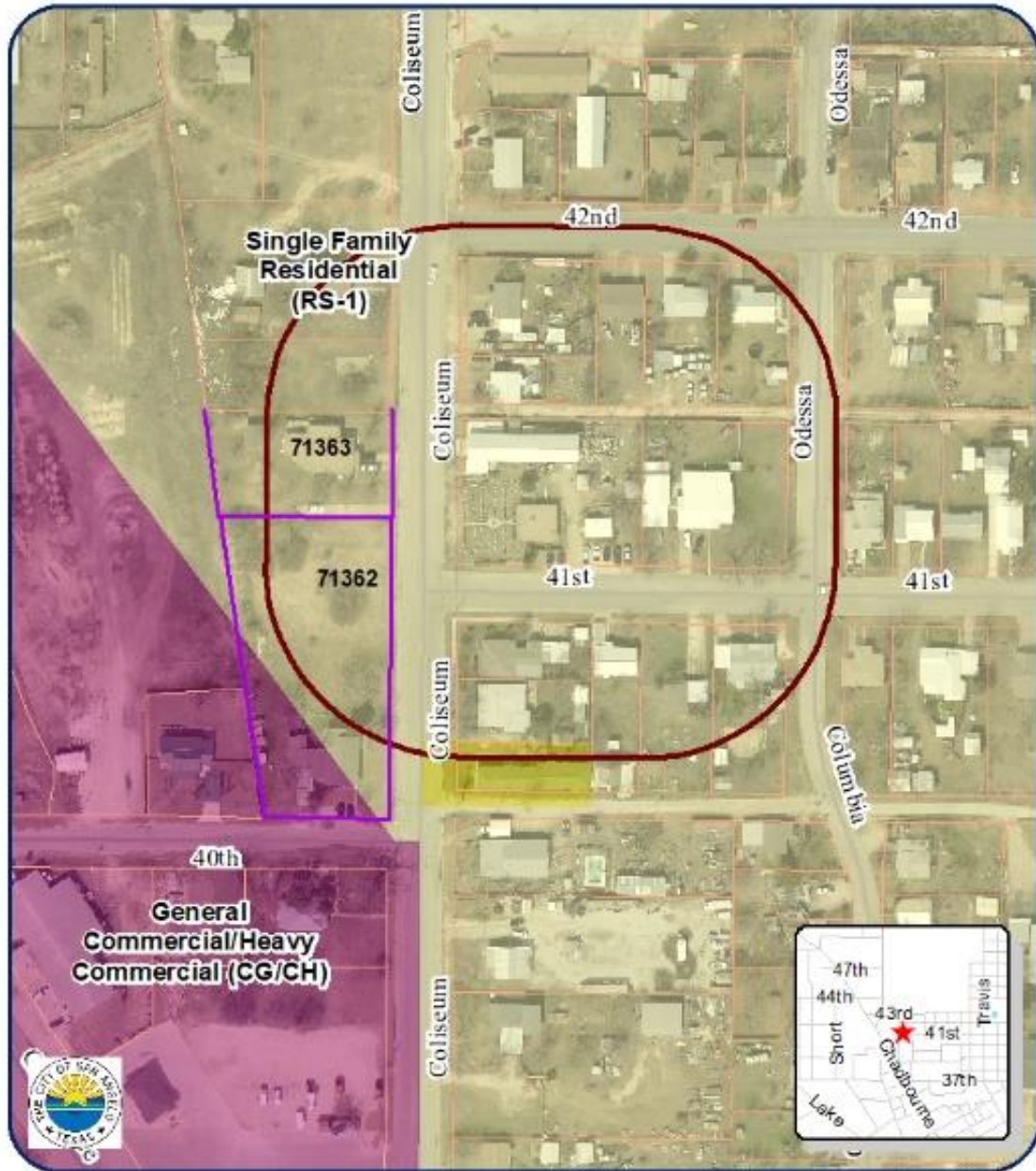
Site Photos



200' Notification Map
4112 Coliseum Drive
 Council District: #2 Tom Thompson
 Lake View Neighborhood
 Scale: 0.00001 0.02 0.03 0.04 Miles

Subject Properties: 
 200' Buffer: 
 Notified Properties: 

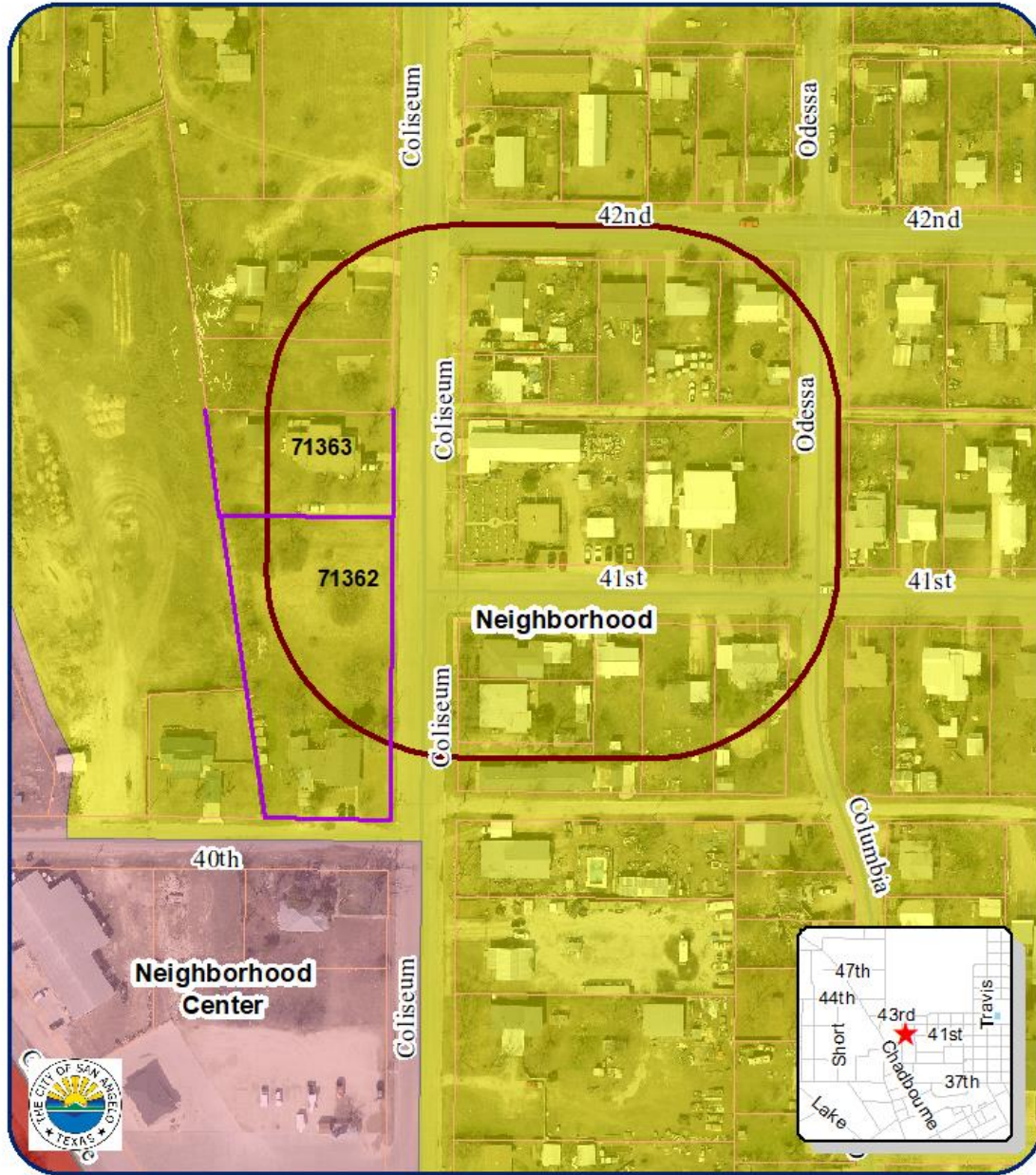
N 



Zoning Map RS-1
4112 Coliseum Drive
Council District: #2 Tom Thompson
Lake View Neighborhood
Scale: 0.000001 0.02 0.03 0.04 Miles

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

N



Neighborhood 4112 Coliseum Drive Council District: #2 Tom Thompson Lake View Neighborhood Scale: 0.00001 0.02 0.03 0.04 	Subject Properties: 200' Buffer: Notified Properties:	
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**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU23-05: 1411 S Tyler Sreet	
SYNOPSIS:			
<p>A request for approval of a Conditional Use (CU) to allow a Short Term Rental (STR), as defined in Section 406 the Zoning Ordinance, in RS-1 residential zoning, located at 1411 S Tyler.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1411 S Tyler St.		Blk: 18, Subd: SOUTH HEIGHTS ADDITION, E 140 FT OF LOT 3	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #5 – Karen Hesse Smith Santa Rita Neighborhood		RS1- Single-Family Residential	N- Neighborhood
			SIZE:
			0.161 acres
THOROUGHFARE PLAN:			
<p>Required: minimum 30' public street Existing: 30' in width</p>			
NOTIFICATIONS:			
23 notifications mailed within 200-foot radius on 4/03/23. Received 0 response in opposition, 0 in favor.			
STAFF RECOMMENDATION:			
<p>Staff's recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a short term rental at 1411 S Tyler.</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Holly Brannan</p>			
STAFF CONTACT:			
<p>Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us</p>			

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 a RS-1 single family zoning area. Staff believes this use is compatible with the surrounding 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 Santa Rita 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.
-

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:**

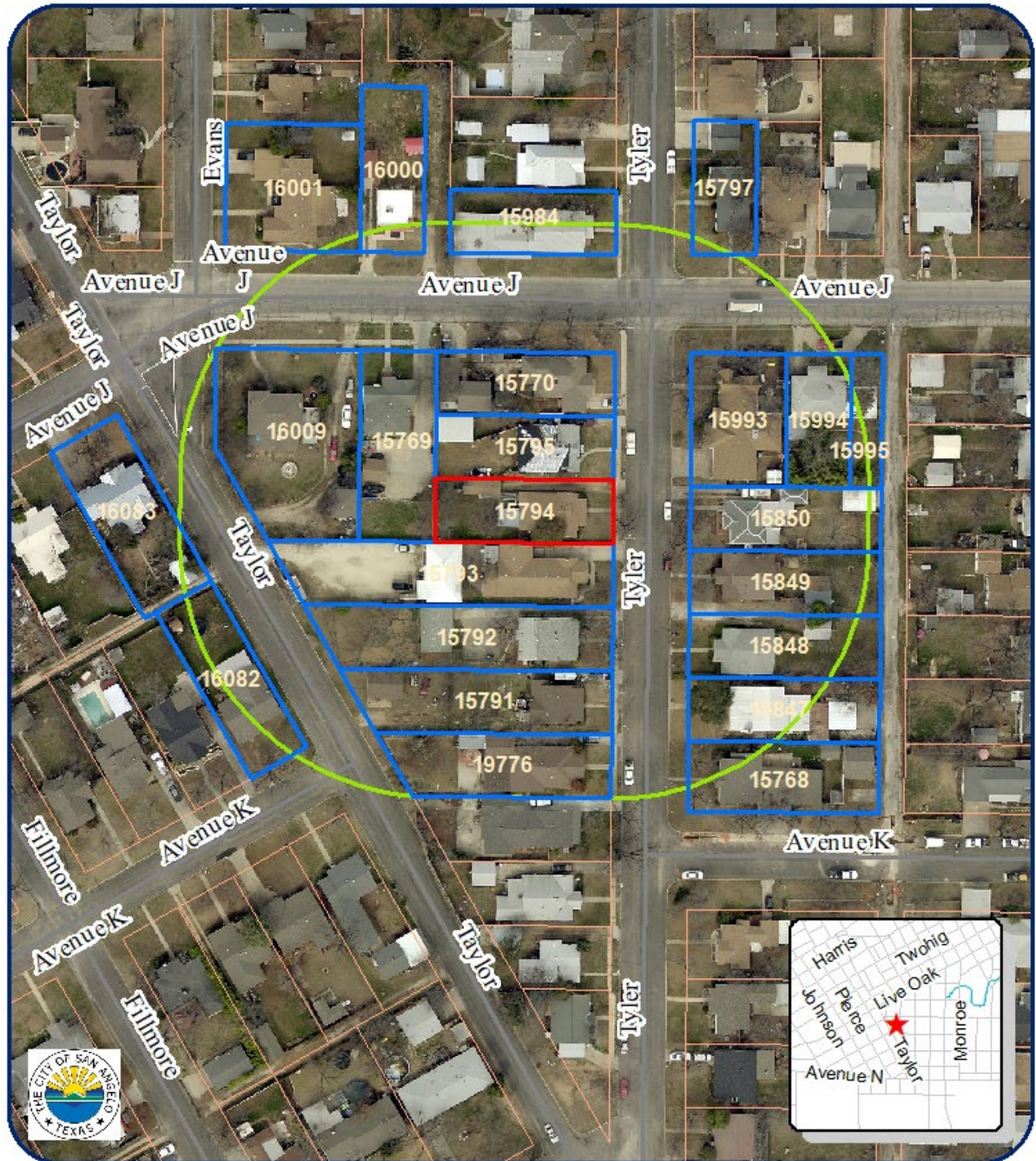
1. The owners shall pave and maintain the required two off-street parking spaces and keep them in a manner consistent with Section 511 of the Zoning Ordinance.
2. The owners shall obtain a Certificate of Occupancy for the Short Term Rental from the Permits and Inspections Division.
3. The owners shall obtain and comply with an annual fire inspection from the Fire Marshal's office.

Note:

1. 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, and proof that hotel tax payment is not delinquent.

Attachments:

Notification Map
Site Images



200' Notification Map
CU23-05 1411 S Tyler

Council District: #5 Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0.0000 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

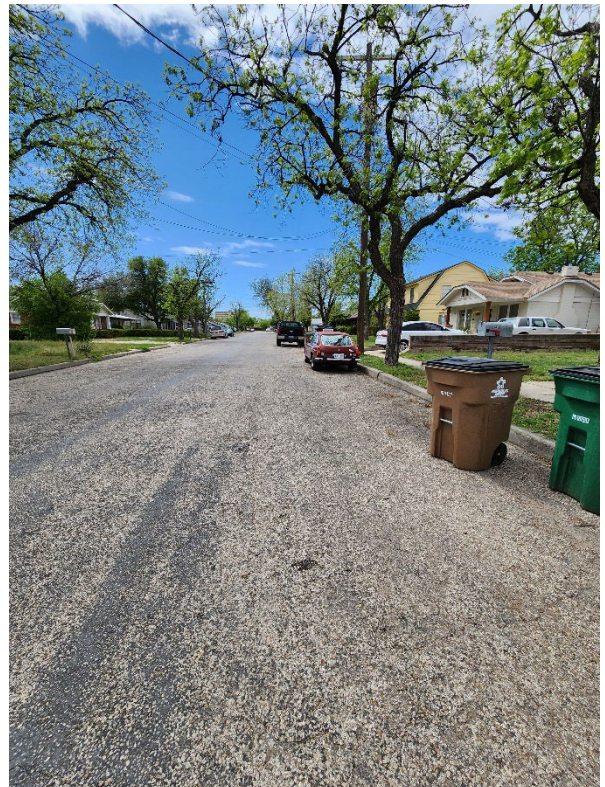
Notified Properties: —



Existing home



Driveway and Street View



**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU23-07: 119 N Malone Street	
SYNOPSIS:			
<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 Low Rise Multi-Family RM-1 Residential Zoning, located at 119 N Malone St.</p>			
LOCATION:		LEGAL DESCRIPTION:	
119 N Malone St.		Blk: 8, Subd: FRARY ADDITION, THE SOUTH 50 FEET OF LOTS 9 & 10	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Ft Concho East Neighborhood		RM1- Low Rise Multi Family Residential	N- Neighborhood
		SIZE:	0.127 acres
THOROUGHFARE PLAN:			
<p>Required: 30' wide minimum public street Existing: 30' of width</p>			
NOTIFICATIONS:			
18 notifications mailed within 200-foot radius on 4/03/23. Received 0 response Opposed, and 0 In Favor.			
STAFF RECOMMENDATION:			
<p>Staff's recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a STR at 119 N Malone St.</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Rachel B Ramirez</p>			
STAFF CONTACT:			
<p>Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us</p>			

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 active STR's 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 a RM-1 Zoning area, and higher density residential is compatible with Short Term Rentals.
 4. **Effect on Natural Environment.** Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment. Staff does not believe that rental will have any adverse effects on the environment. The area infrastructure is already built to accommodate multi-family zoning.
 5. **Community Need.** Whether and the extent to which the proposed conditional use addresses a demonstrated community need. STR will address a need for more rentals in the Ft Concho East 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.
-

Recommendation:

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

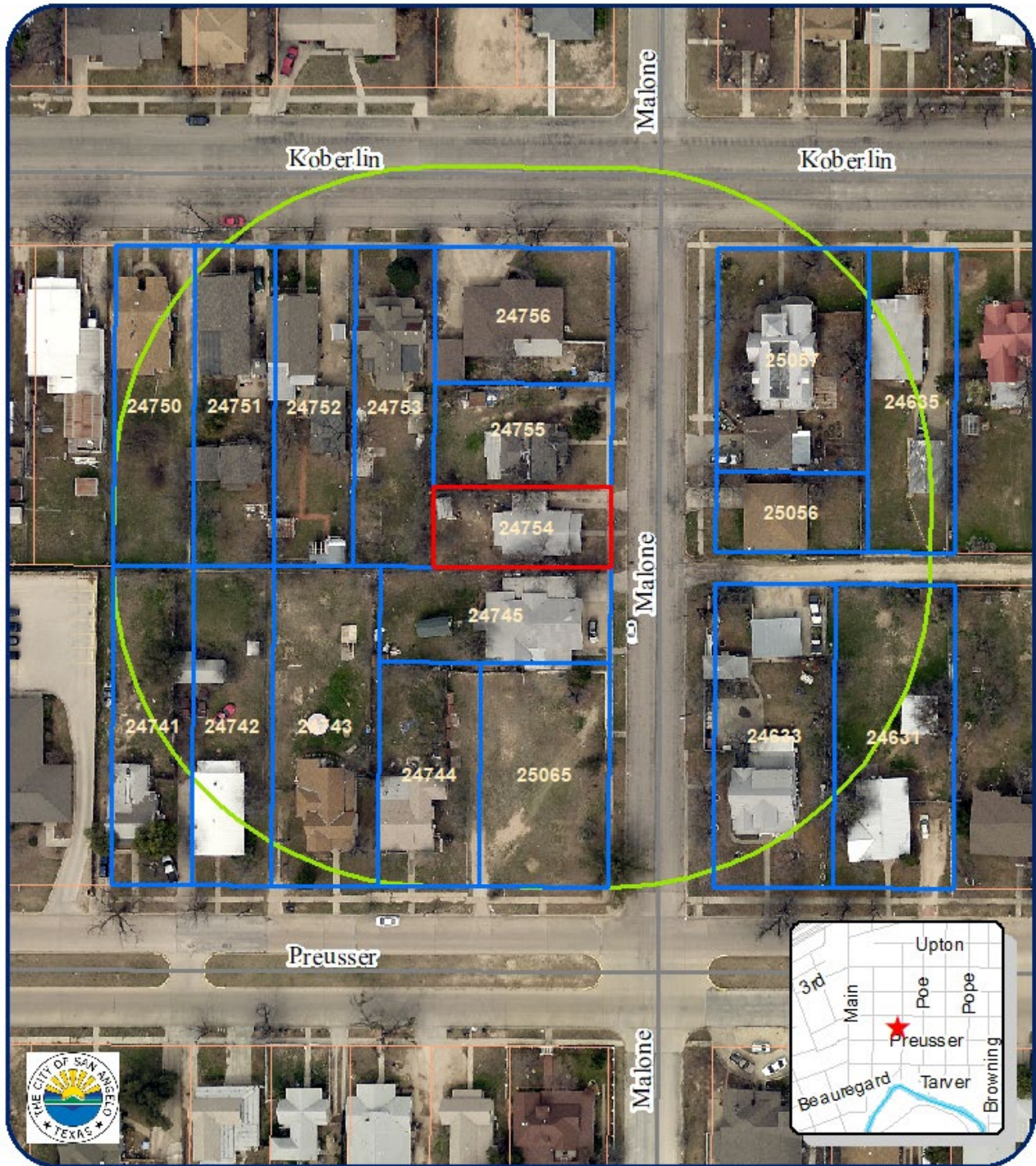
1. The owners shall maintain the required two off-street parking spaces and keep them in a manner consistent with Section 511 of the Zoning Ordinance.
2. The owners shall obtain a Certificate of Occupancy for the Short Term Rental from the Permits and Inspections Division.
3. The owners shall obtain and comply with an annual fire inspection from the Fire Marshal's office.

Note:

1. 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, and proof that hotel tax payment is not delinquent.

Attachments:

Notification Map
Site Images



200' Notification Map
CU23-07 119 N Malone

Council District: #3 Harry Thomas
Neighborhood: Ft. Concho East

Scale: 0.000 0.008 0.016 0.024 0.032
Miles

Subject Properties: 

200' Buffer: 

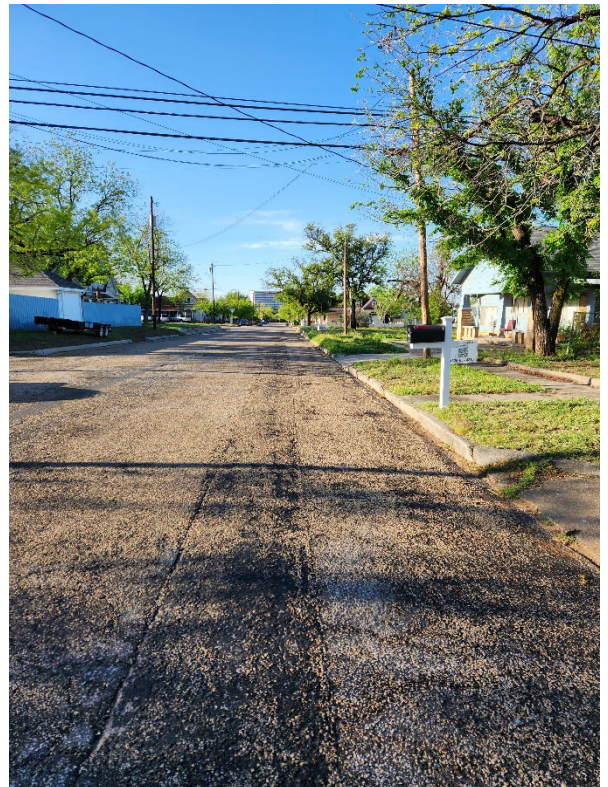
Notified Properties: 



Existing home



Looking North & South on the street



**PLANNING COMMISSION – April 17, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU23-08: 1501 Shafter Street	
SYNOPSIS:			
<p>A request for approval of a Conditional Use (CU) to allow a Short Term Rental (STR), as defined in Section 406 the Zoning Ordinance, in Single-Family (RS-1) Residential Zoning, located at 1501 Shafter Street.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1501 Shafter St		Lot: 8, Blk: 17, Subd: BEVERLY HILLS S/D	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Karen Hesse Smith Santa Rita Neighborhood	RS1- Single Family Residential	N- Neighborhood	0.189 acres
THOROUGHFARE PLAN:			
<p>Required: minimum 30' Public Street Existing: 30 feet width</p>			
NOTIFICATIONS:			
22 Notifications mailed within 200-foot radius on 4/03/23. Received 0 response Opposed, 1 In Favor.			
STAFF RECOMMENDATION:			
<p>Staff's recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a STR at 1501 Shafter St.</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Greg McIntyre</p>			
STAFF CONTACT:			
<p>Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us</p>			

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 active STR's 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 a Single-Family (RS-1) Zoning area. Staff believes the proposal is compatible with the surrounding neighborhood.
 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 STR will address a need for more rentals in the Santa Rita 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.
-

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 (3) Conditions of Approval:**

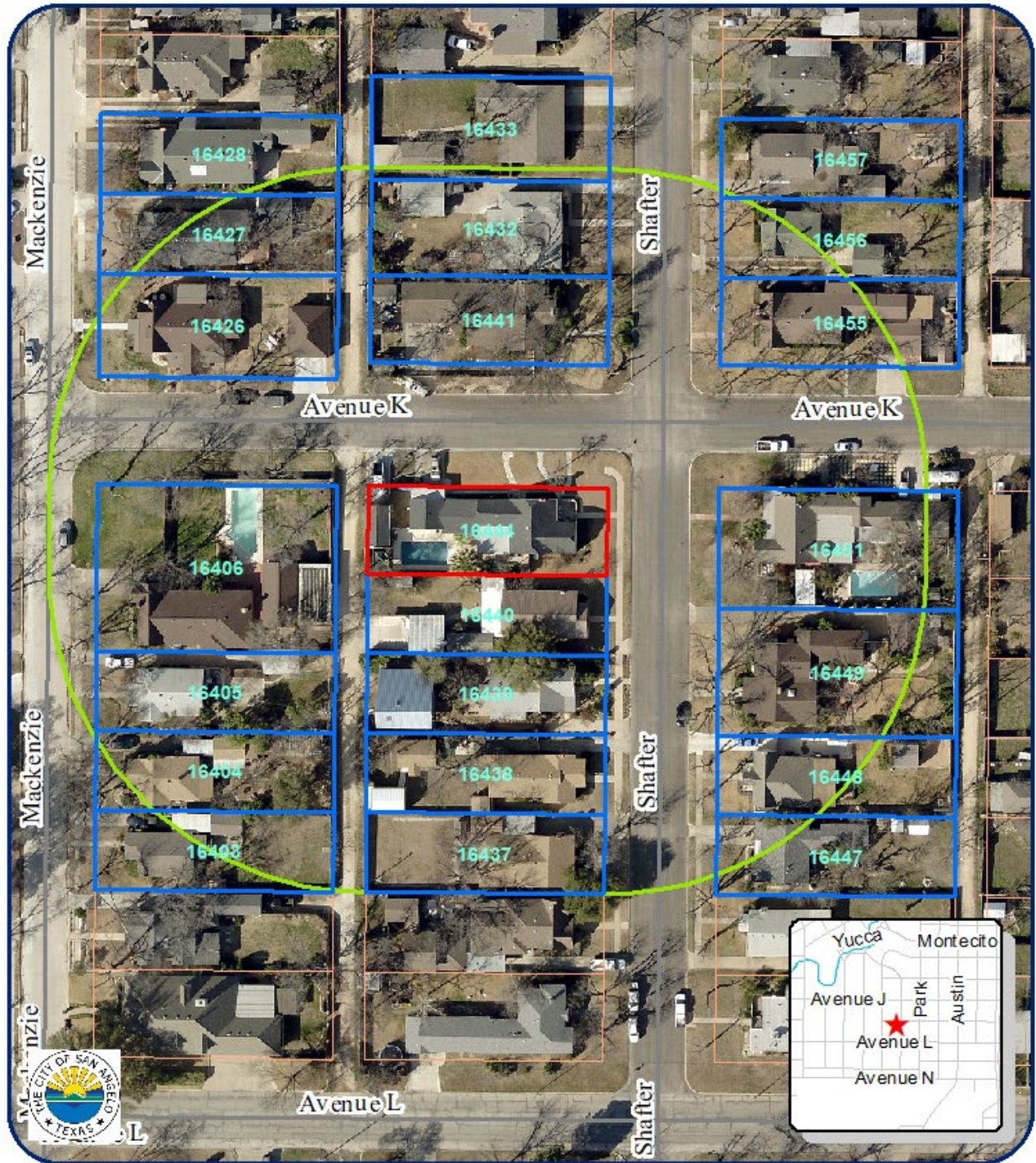
1. The owners shall maintain the required two off-street parking spaces and keep them in a manner consistent with Section 511 of the Zoning Ordinance.
2. The owners shall obtain a Certificate of Occupancy for the Short Term Rental from the Permits and Inspections Division.
3. The owners shall obtain and comply with an annual fire inspection from the Fire Marshal's office.

Note:

1. 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, and proof that hotel tax payment is not delinquent.

Attachments:

Notification Map
Site Images



200' Notification Map
CU23-08 1501 Shafter St
Council District: #5 Karen Hesse Smith
Neighborhood: Santa Rita
Scale: 0.000 0.008 0.016 0.024 0.032 Miles

Subject Properties: ——— (red line)
200' Buffer: ——— (green line)
Notified Properties: ——— (blue line)

N
▲

Existing home



Front and Street View

