

**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		FP23-17: Bryant Square Final Plat, Lot 1, Blk A	
SYNOPSIS:			
The applicant is seeking approval for the Bryant Square Final Plat, Lot 1, Blk A, being 0.992 acres, an addition to the City of San Angelo, Tom Green County, Texas. This final plat includes just a single lot and is to plat a commercially zoned lot in order to build a commercial business.			
LOCATION:		LEGAL DESCRIPTION:	
2406 N. Bryant		Being A-0112 S-0318, Survey: F E CRAMER, 0.992 AC OUT OF ABS 112 & ABS 1657	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE: SIZE:
SM District: #4 Lucy Gonzales Neighborhood: Blackshear		Heavy Commercial (HC)	Commercial 0.992 acres
THOROUGHFARE PLAN:			
N. Bryant Blvd (TXDOT ROW): no dedication or improvement required.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat of Bryant Square Subdivision, Block 1, Section 1– with four conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Maria Aranda Petitioner: Carter Feldhoff, Centerline 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 parcel zoned Heavy Commercial (CH), with the 50' min. lot width allowed in CH zoning, and adjacent to a Major Arterial roadway in a heavily trafficked area of the City.

They will have met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive and Vision Plans.

Recommendation: Staff recommends **APPROVAL** of the Bryant Square Final Plat, Lot 1, Blk A, with **four conditions of approval:**

Conditions of the Final Plat:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, submit sealed utility plans for review/approval. Refer to COSA Design Standards for Water & Sewer. Include Public Works and Fire Marshal signature blocks shown on same web page.
3. Prior to plat recordation, complete drainage study & construct infrastructure required per Stormwater Design Manual.
4. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D.

Note:

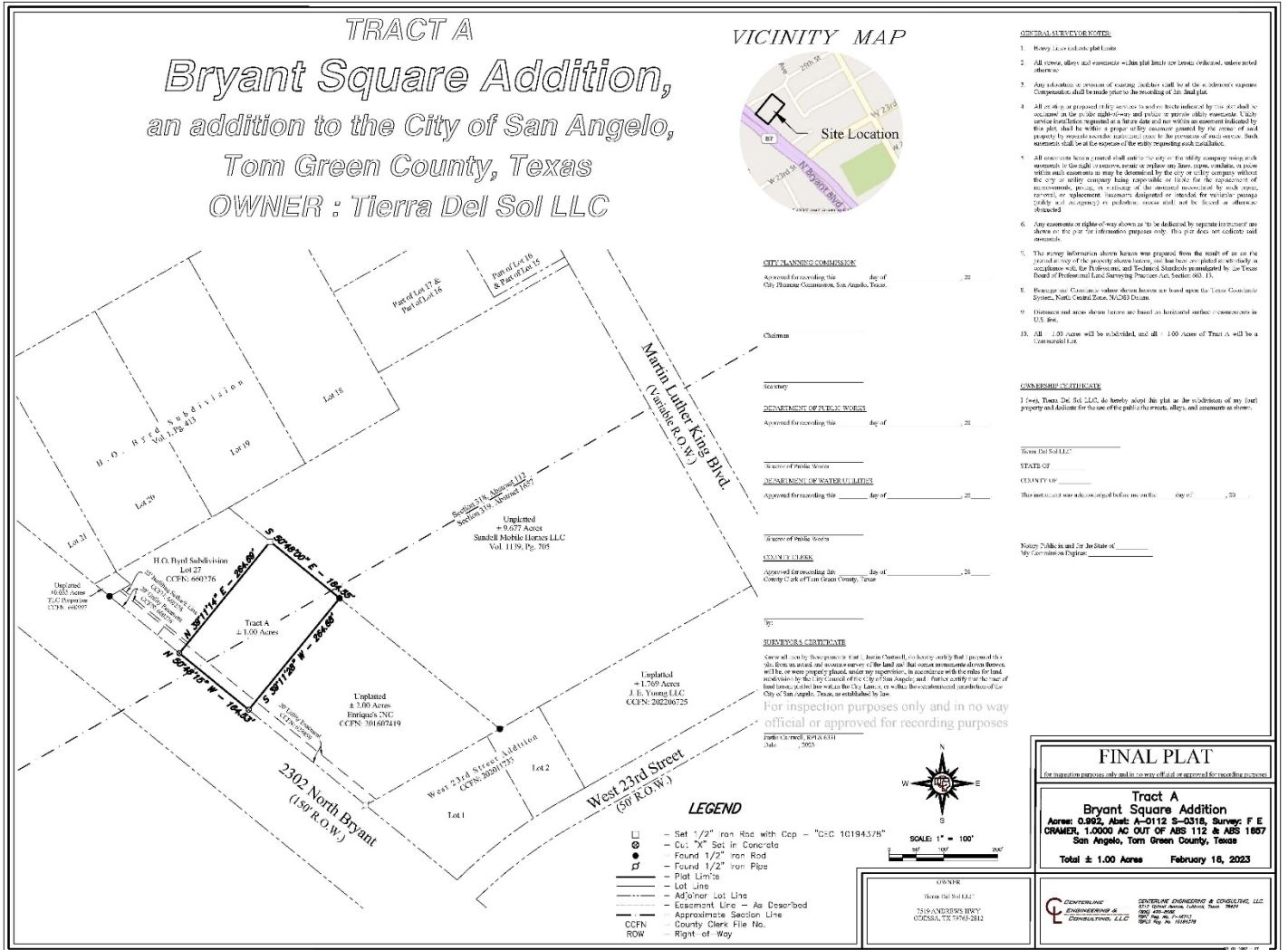
5. TXDOT Right of Way. The Texas Department of Transportation (TXDOT) must approve new and/or existing approaches with new land use. All design and construction (excepting water & sewer) in TXDOT right-of Way must be reviewed, approved by TXDOT San Angelo Office. The City of San Angelo will inspect sidewalk/approach construction per TXDOT's approved permit documents.

Attachments:

Aerial Map

Plat

Final Plat



PLANNING COMMISSION – May 15, 2023
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		Crosswinds Subdivision, Section 1A & 1B	
SYNOPSIS:			
<p>The applicant is seeking approval for a Final Plat of Sections 1A & 1B of the Crosswinds Subdivision. In February, the Planning Commission (PC) approved Section 1 in total, but it was not recorded. The applicant is dividing Section 1 into two sections. Section 1A contains 7.216 acres and 27 lots with a “Drainage Tract”. Section 1B contains 5.182 acres and 26 lots. The Preliminary Plat for this Final Plat was approved by PC on January 23, 2023, and dividing Section 1 into two separate phased Final Plats does not affect the Preliminary Plat.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Generally located northeast of the intersection of Montague Avenue and Veck Street.		Being 12.379 acres of land out of that certain 30.53-acre tract described and recorded in Instrument No. 202216963, Official Public Records of Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District – Lucy Gonzales Paul Ann Neighborhood	Planned Development (PD) with RS-3 underlying and Single-Family homes	Neighborhood	12.379 Acres
THOROUGHFARE PLAN:			
<p>Montague Ave.: Required 50’ min. ROW (30’+/- provided), Pavement of 40’ or 36’ with a sidewalk, required Other internal streets: Required 50’ min. ROW (50’ provided), Pavement of 40’, or 36’ with a sidewalk, required</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Crosswinds Subdivision, Section 1A subject to three conditions of approval , and Section 1B subject to five conditions of approval .			
PROPERTY OWNER/PETITIONER:			
<u>Property Owner</u> Mission Land Company, LLC. <u>Representative</u> Russell Gulley, SKG Engineering			
STAFF CONTACT:			
Sherry L Bailey (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

PLANNING COMMISSION
Staff Report – Crosswinds Subdivision
May 15, 2023

Conformity with Comprehensive Plan and 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.”

The subject property is now designated “Neighborhood” in the City’s Comprehensive Plan which intends to “Preserve and reinforce the stability and diversity of San Angelo neighborhoods, while allowing for increased density in order to attract and retain long-term residents and businesses, and ensure the City’s residential quality and economic vitality.”

The proposed plat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for orderly, safe, and efficient development (Statement C) and will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). This plat will also provide for a systematic and accurate record of land development (Statement F).

Recommendation: Staff recommends that the Planning Commission:

APPROVE the Final Plat of Crosswinds Subdivision, Sect. 1A, subject to **three conditions of approval.**

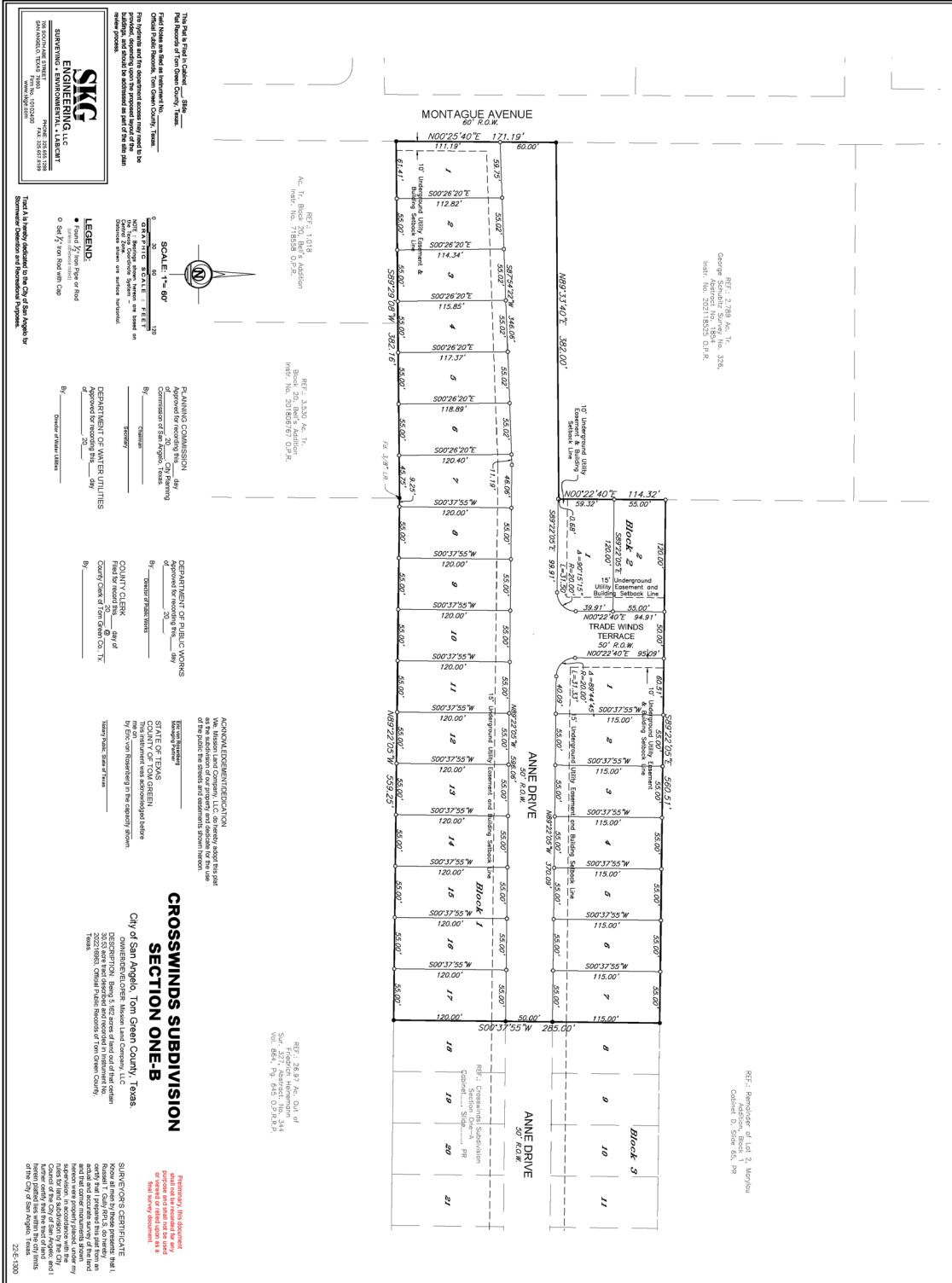
1. Prior to plat recordation, submit infrastructure plans and a drainage study. Streets to be built to City Standards. Prior to plat recordation, construct infrastructure as approved or submit financial guarantee. Construction should be completed within 36 months.
2. Prior to plat recordation, amend the plat to reflect the intended use (drainage, detention, etc.) of Tract A, Block 5, if the City agrees to accept the dedication of that property.
3. Provide a tax certificate from the Tom Green County Appraisal District showing that there are no delinquent taxes.

AND

APPROVE the Final Plat of Crosswinds Subdivision, Sect. 1B, subject to **five conditions of approval.**

1. Prior to plat recordation, submit infrastructure plans and a drainage study. Streets to be built to City Standards. Prior to plat recordation, construct infrastructure as approved or submit financial guarantee. Construction should be completed within 36 months.
2. Prior to plat recordation, amend the plat to reflect the intended use (drainage, detention, etc.) of Tract A, Block 5, if the City agrees to accept the dedication of that property.
3. If Crossroads 1B is developed before 1A, a temporary turnaround or another adequate maneuvering area shall be provided directly beyond the limits of this final plat, allowing public access onto said turnaround or maneuvering area, including a reversionary clause automatically releasing that instrument as the adjacent property develops.
4. If exclusive frontage is provided to more than one (1) lot on each side of said street a temporary turnaround or hammerhead must be provided.
5. Provide a tax certificate from the Tom Green County Appraisal District showing that there are no delinquent taxes.

FP23-19: CROSSWINDS SUBDIVISION 1B



SKG ENGINEERING, LLC
 10000 W. 10th Street, Suite 100
 Dallas, Texas 75243
 Phone: 972.412.1111
 Fax: 972.412.1112
 www.skg.com

LEGEND
 • Front 1/2" Iron Pipe or Rod
 • 6" dia. 1/2" Iron Rod with Cap

PLANNING COMMISSION
 Approved for recording the plat of the subdivision by the Planning Commission of the City of San Antonio, Texas.
 By: _____
 Date: _____

DEPARTMENT OF PUBLIC WORKS
 Approved for recording the plat of the subdivision by the Department of Public Works of the City of San Antonio, Texas.
 By: _____
 Date: _____

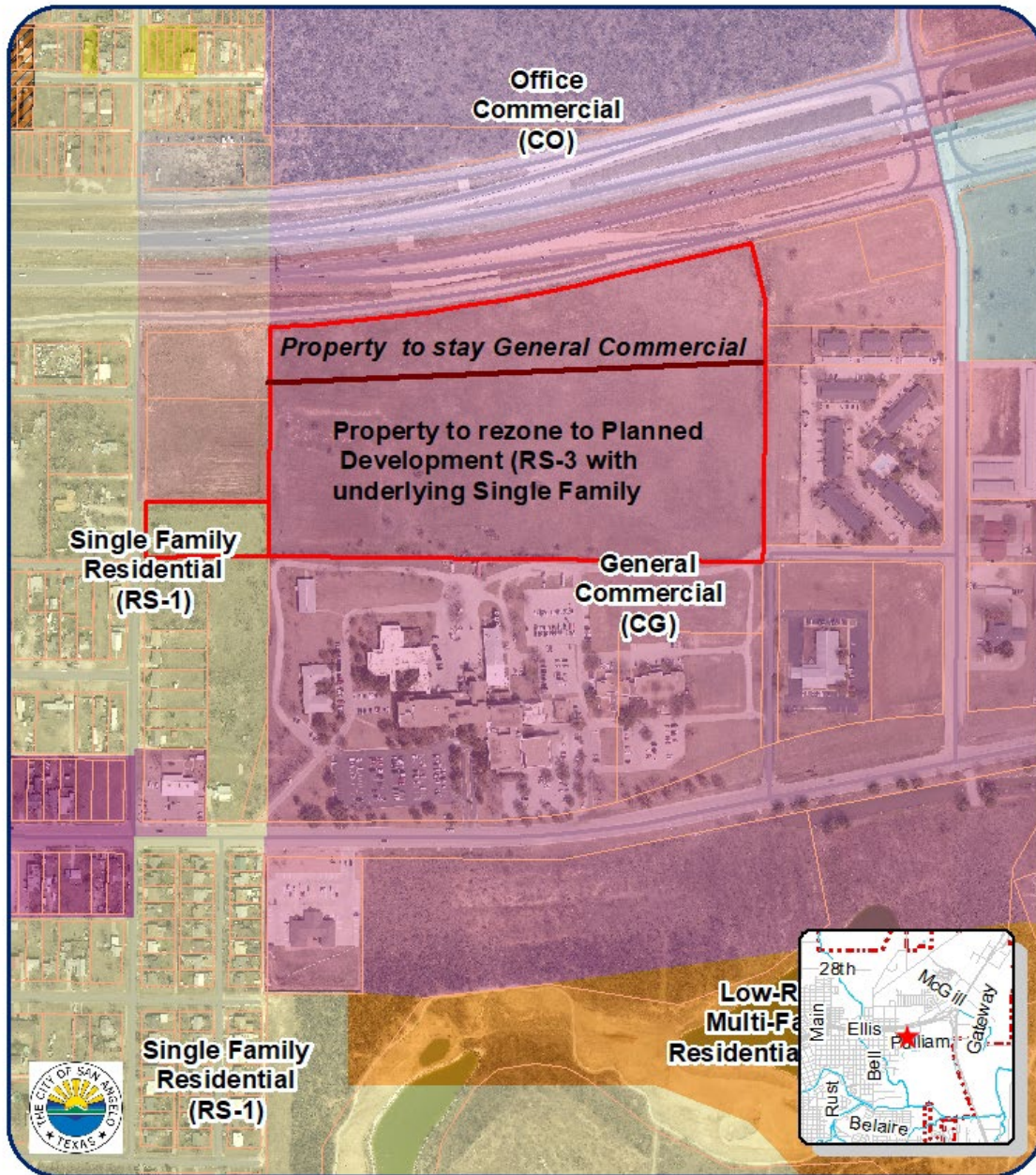
DEPARTMENT OF WATER UTILITIES
 Approved for recording the plat of the subdivision by the Department of Water Utilities of the City of San Antonio, Texas.
 By: _____
 Date: _____

ACKNOWLEDGMENT/DEDICATION
 We, the undersigned, do hereby dedicate to the City of San Antonio, Texas, the public use of the streets and easements shown hereon.
 This dedication is irrevocable and shall be deemed to be made in full satisfaction of all obligations of the donor to the City of San Antonio, Texas.
 By: _____
 Date: _____

CROSSWINDS SUBDIVISION SECTION ONE-B
 City of San Antonio, Tom Green County, Texas
 The undersigned, _____, do hereby certify that the subdivision shown on this plat is in accordance with the plat of the subdivision and that the same has been approved by the Planning Commission of the City of San Antonio, Texas, and the Department of Public Works of the City of San Antonio, Texas.
 By: _____
 Date: _____

REVISIONS
 No. 1: Original
 No. 2: Revised
 No. 3: Revised
 No. 4: Revised
 No. 5: Revised
 No. 6: Revised
 No. 7: Revised
 No. 8: Revised
 No. 9: Revised
 No. 10: Revised
 No. 11: Revised
 No. 12: Revised
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 No. 96: Revised
 No. 97: Revised
 No. 98: Revised
 No. 99: Revised
 No. 100: Revised

Zoning Map Exhibit (Recently approved Rezoning)



ZONING MAP
Z22-27 2102-2298 E Houston Harte
 Council District: 4 Gonzales
 Neighborhood: PaulAnn
 Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

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

N

**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		FP23-20: Final Plat of Martin Luther King Park Subdivision	
SYNOPSIS:			
The applicant has applied for a Final Plat of the Martin Luther King Park Subdivision for property located at 2121 Martin Luther King Dr. The City is platting in order to add new restroom facilities to this public park.			
LOCATION:		LEGAL DESCRIPTION:	
2121 Martin Luther King Dr		Abst: A-1657 S-0319, Survey: E MICHALI, 4.00 ACS (MARTIN LUTHER KING PARK)	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND
SM District: #4 Lucy Gonzales Neighborhood: Blackshear		General Commercial/Heavy Commercial (CG/CH)	Open Space
			SIZE:
			4.00 acres
THOROUGHFARE PLAN:			
Required: Minimum 30' wide Public Street Existing- 35' Pavement Width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of FP23-20 Final Plat of Martin Luther King Park Subdivision with one condition of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will create a platted lot for the park and allow the addition of a restroom.

Recommendation: Staff recommends APPROVAL of the Final Plat of Martin Luther King Park Subdivision – with **one condition 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].

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



Aerial Map
Martin Luther King Park

Council District: #4 Lucy Gonzales
Neighborhood: Blackshear

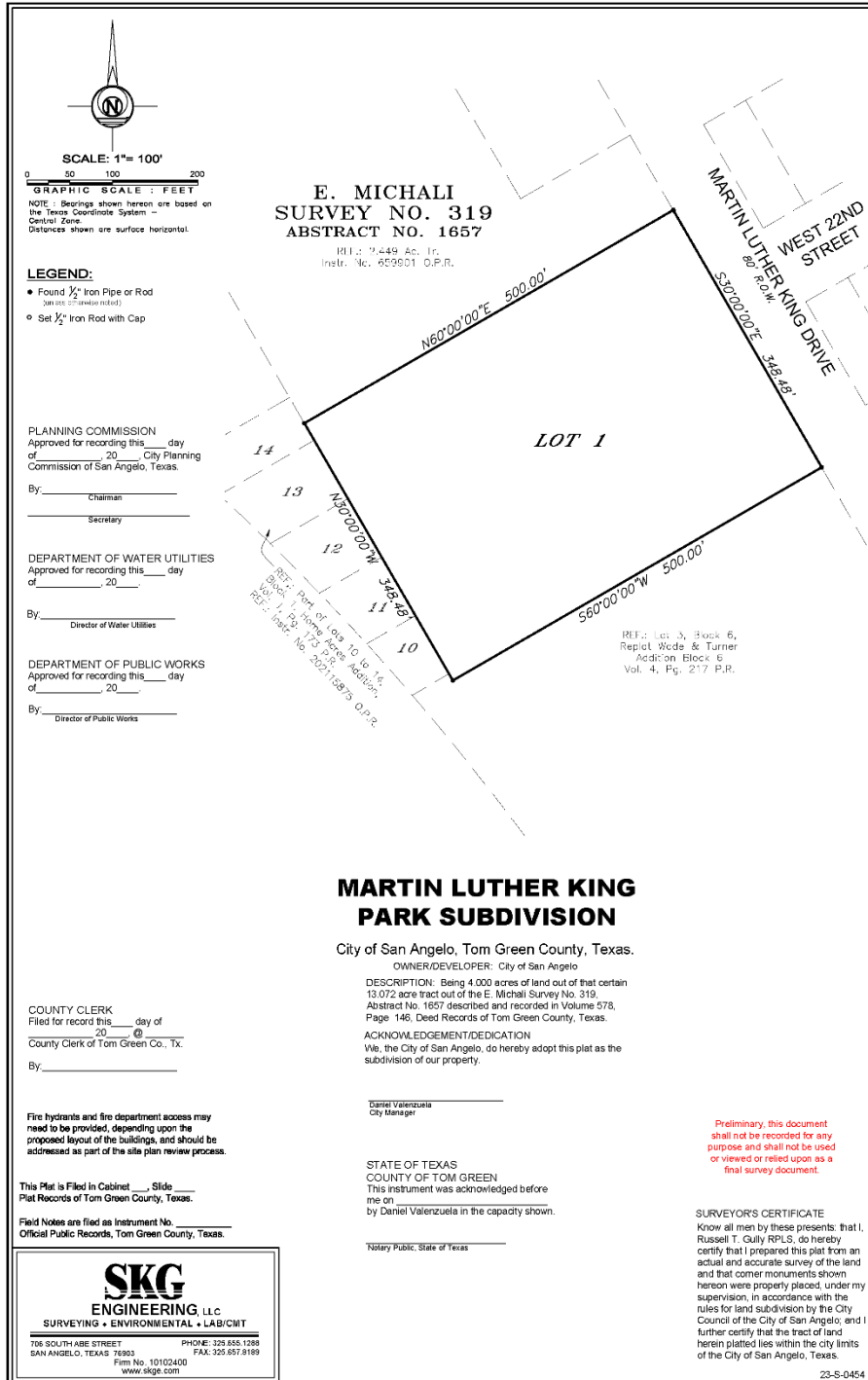
Scale: 0.000 0.015 0.03 0.045 0.06 Miles

Subject Properties: 

N



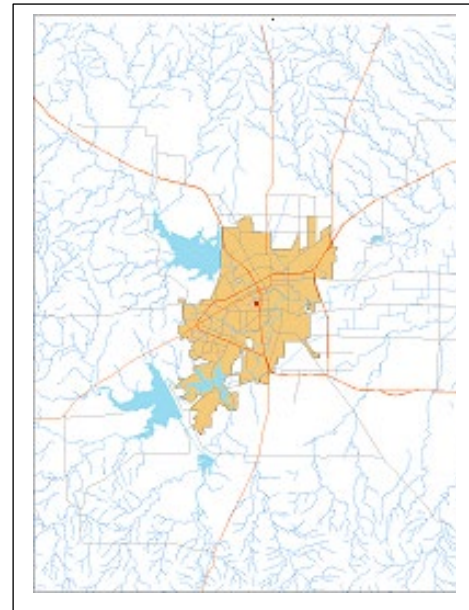
Proposed Final Plat



**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



		CASE:	
Final Plat		RP23-11: Third Replat of Parks Heights Addition Block 31	
SYNOPSIS:			
The applicant has submitted a request for approval of the Third Replat of Parks Heights Addition Block 31.			
LOCATION:		LEGAL DESCRIPTION:	
Located at the intersection of W. Ave H & Kenwood Dr. & Montecito Dr., and located at 726 W. Ave H		Acres: 0.463; Lots 1D, 2D and the W. ½ of Lot 2E. Second Replat in Blk. 31, Park Heights Add.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 Karen Hesse-Smith Santa Rita Neighborhood	Single Family Residential (RS-1)	Neighborhood	0.463 acres
NOTIFICATIONS:			
32 notifications were mailed within a 200-foot radius on April 27, 2023. No letters have been received to date in support or opposition.			
STAFF RECOMMENDATION:			
Staff's recommendation is for the Planning Commission to APPROVE the Final Plat of the Third Replat of Park Heights Addition Block 31 subject to one condition .			
PROPERTY OWNER/PETITIONER:			
Applicant: Deborah Grissen Representative: SKG – Jack Downey			
STAFF CONTACT:			
Sherry Bailey Senior Planner (325) 657-4210, Extension 1533 sherry.bailey@cosatx.us			



Additional Information: Staff met with the applicant’s representative and the Zoning Board of Adjustment (ZBA) to consider and approve an application for a street side setback variance on 15’, in lieu of the required 25’.

Conformity with Comprehensive Plan and 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.”

The subject property is now designated “Neighborhood” in the City’s Comprehensive Plan which intends to “Preserve and reinforce the stability and diversity of San Angelo neighborhoods while allowing for increased density in order to attract, and retain long-term residents and businesses, and ensure the City’s residential quality and economic vitality.”

The proposed plat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for orderly, safe, and efficient development (Statement C) and will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). This plat will also provide for a systematic and accurate record of land development (Statement F).

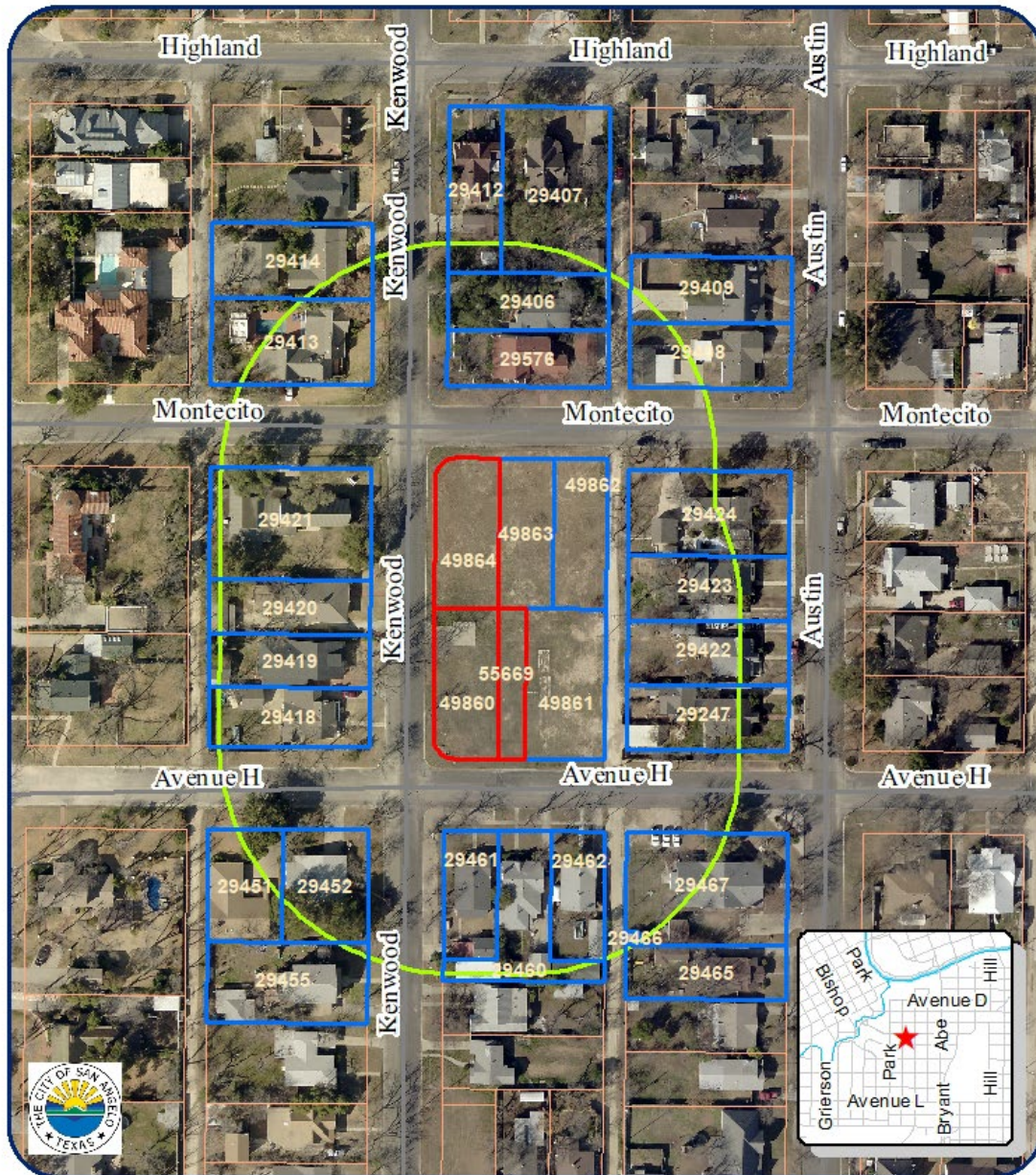
Recommendation:

Staff’s recommendation to the Planning Commission is to **APPROVE** the plat subject to **one condition:**

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

Attachments:

Aerial Map
Photographs
Site Plan



200' Notification Map
Park Heights Addition Blk 31
 Council District: #5 Karen Hesse Smith
 Neighborhood: Santa Rita
 Scale: 00.000501 0.02 0.03 0.04 Miles

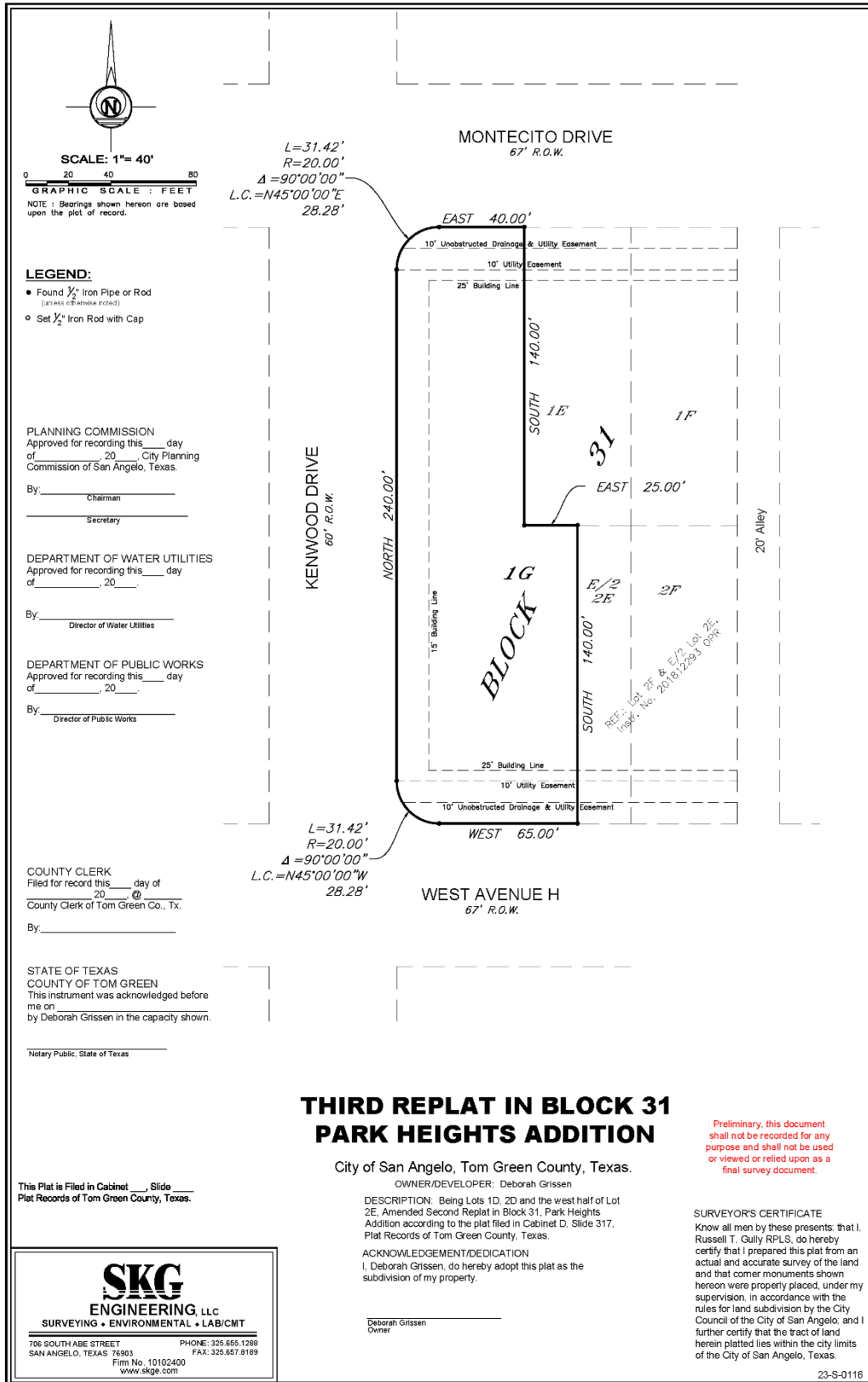
Subject Properties: ——— (Red line)
 200' Buffer: ——— (Green line)
 Notified Properties: ——— (Blue line)

N

Photos of Site and Surrounding Area



RP23-11.: PARK HEIGHTS THIRD REPLAT IN BLOCK 31



SKG
 ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
 SAN ANGELO, TEXAS 76903
 Firm No. 10102400
 www.skg.com

PHONE: 325.655.1200
 FAX: 325.657.8189

PLANNING COMMISSION – May 15, 2023
STAFF REPORT



APPLICATION TYPE:		CASE:	
Preliminary & Final Plat		PP23-07 & FP23-22 Adrod Subdivision	
SYNOPSIS:			
<p>The applicant has applied to Preliminary and Final plat the existing property into two (2) lots preliminarily and final plat one (1) lot, allowing the existing single-family home to remain on the smaller lot. Both lots are zoned Single-Family Residential (RS-1) and comply with the minimum lot area, width, and depth standards in the Zoning Ordinance. As part of the request, the applicant has applied for a variance to allow Lake Drive, an urban collector street, to maintain a 30-foot paving width in lieu of the required 48 feet.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of Lake Drive/W. 33 rd St.		5.00 acres & 4.839 acres, respectively, of Land out of the C. Sandler Survey No. 316, Abstract No. 1868.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #2 – Tom Thompson Riverside Neighborhood		RS-1	N – Neighborhood
			SIZE: 5.00 acres & 4.839
THOROUGHFARE PLAN:			
<p>Lake Drive: Urban Collector Street, Required: 60’ right-of-way; 48’ pavement; Provided: 80’ right-of-way, 30’ pavement (variance requested to maintain 30’ pavement).</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the preliminary and final plats of the “Adrod Subdivision” and APPROVAL of a variance to allow a 30-foot paving width without curb-and-gutter for Lake Drive, an urban collector street, subject to seven (7) conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owners: Adam and Yolanda Rodriguez, Petitioner: Mr. Jack Downy, P.E., SKG Engineering, LLC</p>			
STAFF CONTACT:			
<p>Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 zachary.rainbow@cosatx.us</p>			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat replat will allow a new single-family home on the vacant lot, and the Preliminary Plat allows this applicant to move forward with building a new home, while allowing the existing home to remain as is. It would also allow platting of this vacant lot for additional homes with a street in future, consistent with the Neighborhood Policies of the 2009 Update to the City Comprehensive Plan. The plat(s) will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

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

1. **The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** Several variances have already been granted on Lake Drive which would be able to accommodate the additional single-family residential lot. Two recent replats on Lake Drive, S.B. Ratliff Addition, Blocks 3 and 7, were granted full variances citing 2008 TXDOT traffic counts that demonstrated the collector street functions more as a local road.
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 proposed final plat is for an infill project for only one additional lot, and Lake Drive adequately functions to accommodate a new home in this area.
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.** A hardship would result as the owner would have to pave 10 additional feet of pavement which would create an unsafe jog in the street and additional expense that is unnecessary in this case.
4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.** Staff does not believe that applicable ordinances will be significantly varied if the variance was granted. The property will continue to allow single-family housing, the allowed use in the RS-1 zone.

Recommendation: Staff recommends **APPROVAL** of a preliminary & final plat of the “Adrod Subdivision” and **APPROVAL** of a variance to allow a 30-foot paving width without curb-and-gutter for Lake Drive, an urban collector street, subject to **seven (7) 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 final 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 to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].

3. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. 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 & Chapter 12.I.A.1].
4. Prior to plat recordation, prepare and submit plans for required improvements to Lake Drive Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Lake Drive, the minimum width is 48 feet (in this case, requiring 10 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 3-year 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 approval, submit a separate structures plan showing the existing home on the remainder lot, or provide evidence the home or will be removed prior to recordation [Land Development and Subdivision Ordinance, Chapter 7.II].
6. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process [2015 International Fire Code, Section 507.5, and Appendix D]

Note:

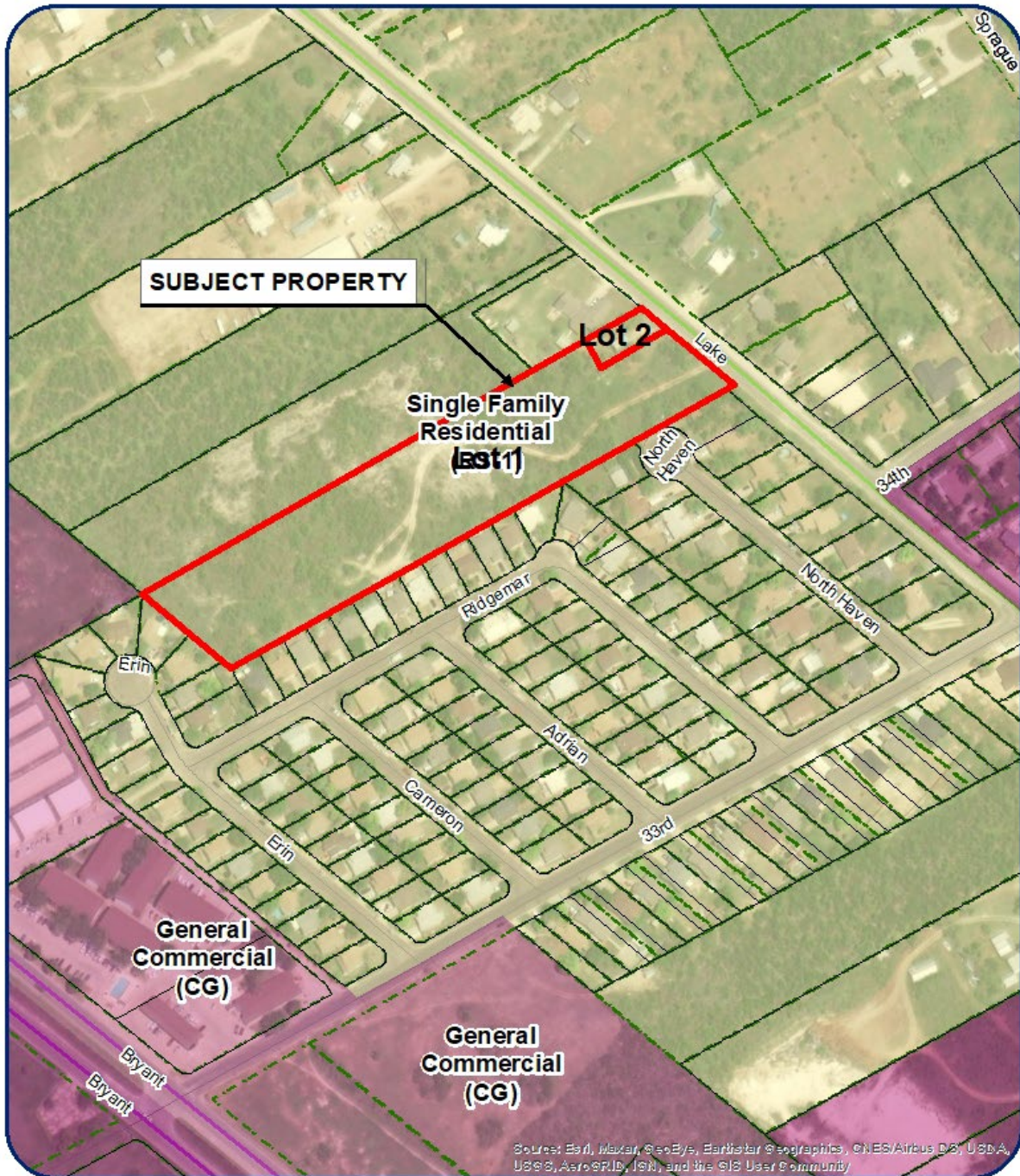
1. NOTE: A drainage study shall be submitted if the impervious area changes by 5% and development* of a site exceeds 1 acre. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]. *note development is defined in ordinance as "Any man-made change to improved or unimproved real estate, including, but not limited to, adding buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, clearing, or removing vegetative cover."

Attachments:



Aerial Map
Zoning Map
Final Plat

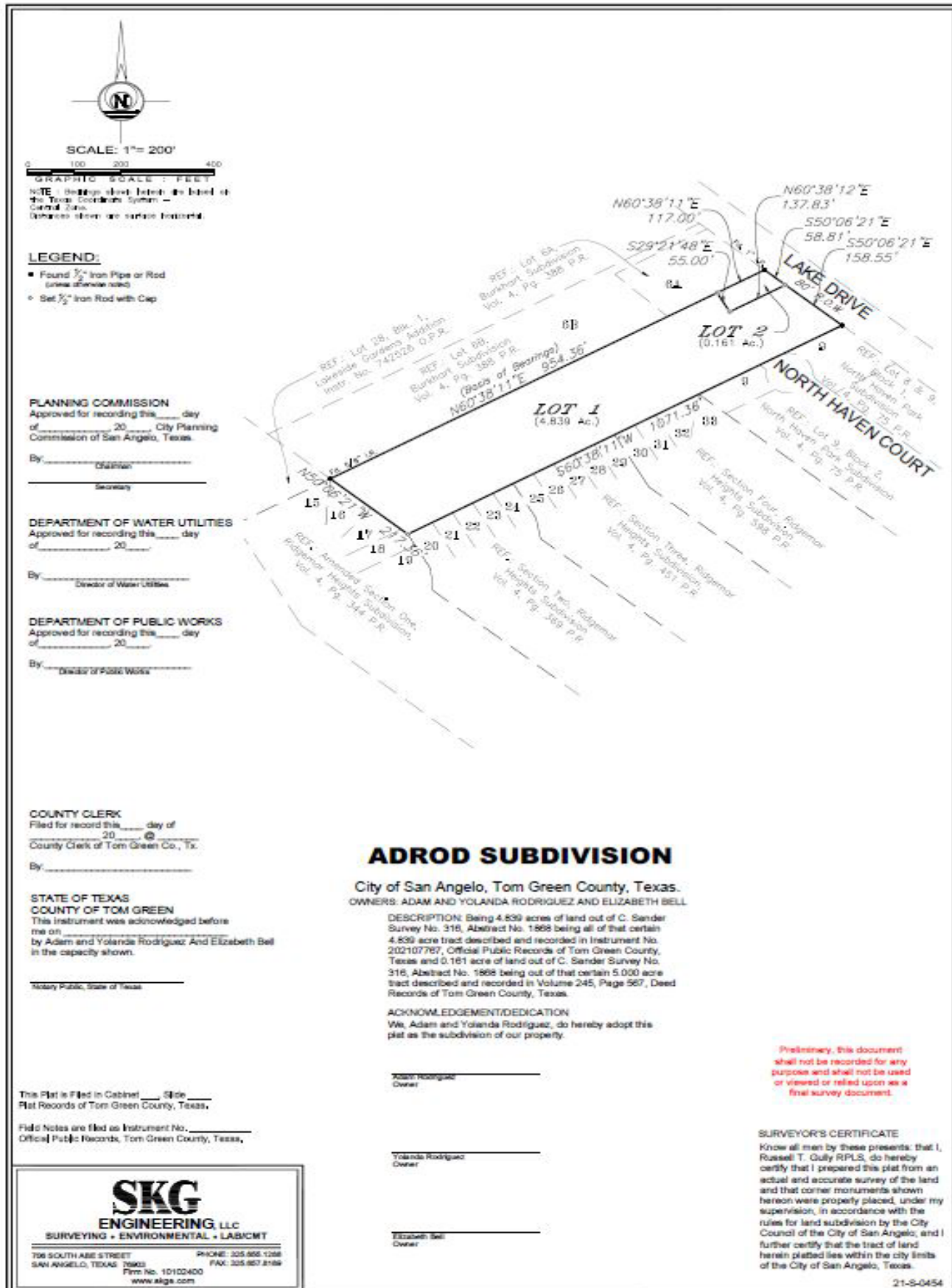
Previously Approved Plat (not recorded), now proposed as Preliminary

Proposed Preliminary Plat Aerial View

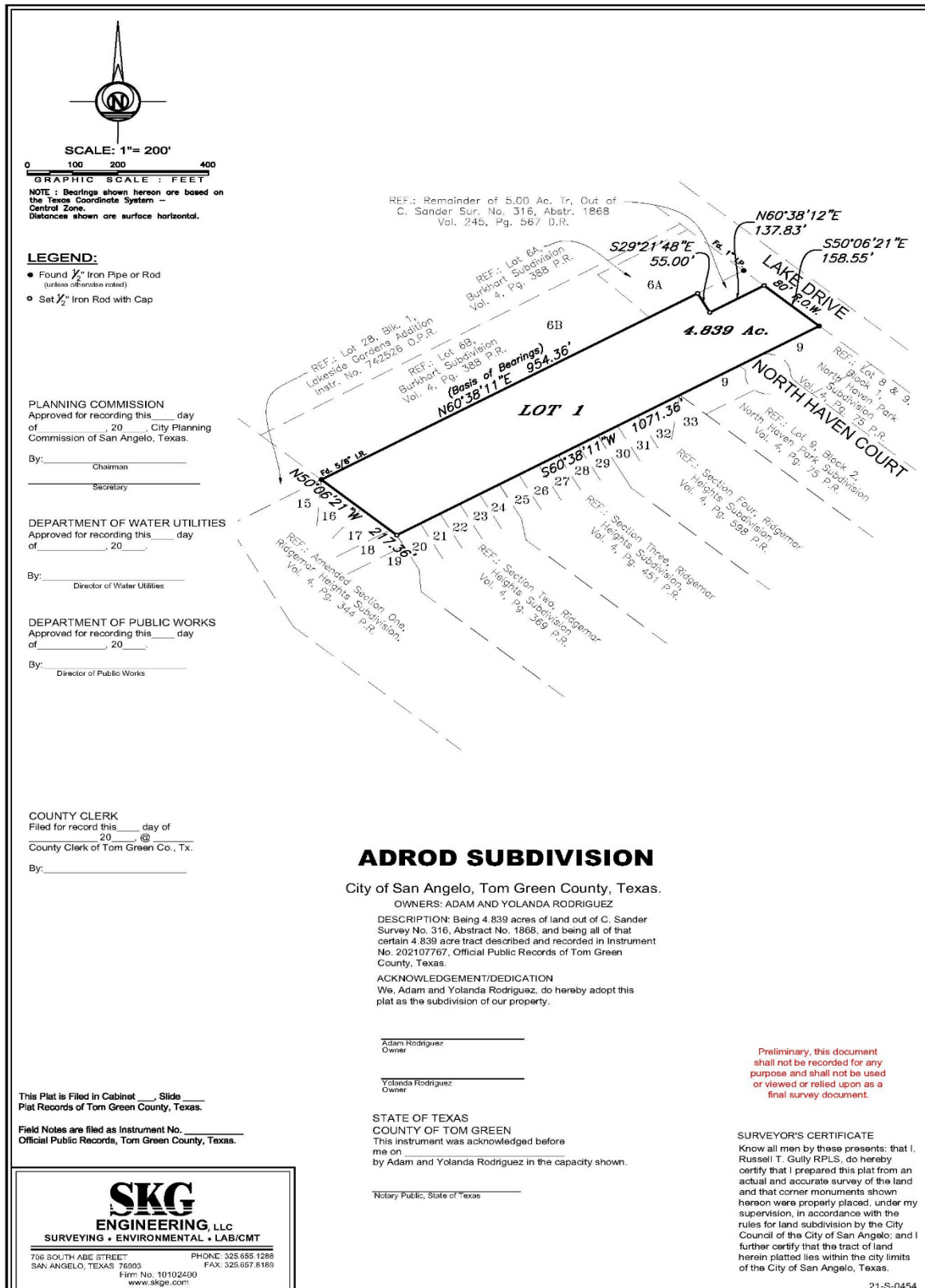


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Final Plat Adrod Subdivision Council District: Tom Thompson - District 2 Neighborhood: Riverside Scale: 1" approx. = 240 ft 3425 Lake Drive, 4.839 ac. northwest of Lake Dr/W. 33rd St.	Legend Subject Properties: — Current Zoning: RS-1 Requested Zoning Change: N/A Vision: Neighborhood	N 	
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Proposed Final Plat

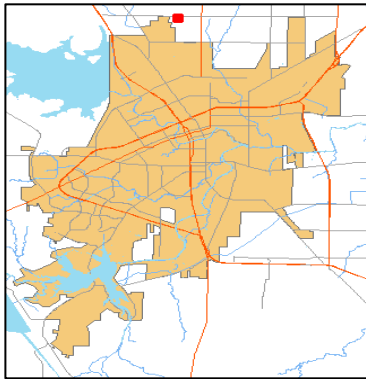


SKG
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 SURVEYING • ENVIRONMENTAL • LAB/CMT

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 FAX: 325.657.8189

**PLANNING COMMISSION – May 15, 2023
STAFF REPORT (FP23-23)**

APPLICATION TYPE:		CASE:	
Final Plat		Audrey Estates, Sec 1 Final Plat	
SYNOPSIS:			
<p>The applicant has submitted a final plat for the total property for vacant land for single-family homes for the Audrey Estates Sec 1. The entire 19.921-acre tract for 13 new lots, each of which are over 1 acre in size. These lots are in the ETJ and as such do not have a zoning designation. They are all intended for single-family lots. There is a single eastern boundary street, Audrey Lane, that at its narrowest is 30' wide. Audrey Lane runs north and south. There is a future extension of Clover Drive planned in the Future Transportation Plan. Additionally, it shows a Minor Collector bisecting this property. The applicant would like to move the Minor Collector to the east boundary road of the subdivision. That action will require a Thoroughfare Plan Amendment that will have to be requested by the applicant (unless the applicant chooses to be responsible for the entirety of the Minor Collector).</p>			
At the north		LEGAL DESCRIPTION:	
At the north boundary of the city off FM 2105 just east of the city limits.		Being 19.921 acres out of Washington County Railroad Company Survey 175, Abstract No. 4030, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
This property is in the ETJ.	None	N - Neighborhood	19.921 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> • FM 2105 state road • Future Throughfare Plan has a minor collector through this property 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat and DENIAL of a variance from Chapter 9.III.B.6 of the LDSO "New Streets Bordering but within the Perimeter of Property".			
PROPERTY OWNER/PETITIONER:			
Owner: Dana Ehrlich Revocable Living Trust Agent: Wilde Engineering, LLC, Blake Wilde			
STAFF CONTACT:			
Sherry L. Bailey Senior Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Variances: The applicant has submitted a variance request for the preliminary plat from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance (LDSO) to not require.... In accordance with Chapter 1, Section IV.A, the Planning Commission shall not approve a variance unless the request meets the four criteria below based upon the evidence that is presented:

1. **The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** The applicant believes that dedication and construction of half of the right of way and street pavement instead of the full width should be sufficient. *While staff doesn't necessarily disagree, there is a process to adjust the location of a designated thoroughfare, which is a Thoroughfare Plan amendment.*
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 properties.** It is unfair to make one property owner responsible for the entire cost of a street, curb and gutter on both sides just because it is a boundary street in an undeveloped area. *Again, there is a process required to shift such a street burden onto an adjacent property, which would include notification of that property owner.*
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.**
Fire apparatus vehicles will have adequate width and an approved turnaround. *Staff does not believe that there is a hardship.*
4. **The variance will not, in any significant way, vary the provisions of applicable ordinances.**
The variance would not significantly vary applicable ordinances. *Staff believes that such a variance would, in fact, vary the provisions of applicable ordinances by shifting a burden from one property owner to another without going through the established process for doing so.*

Recommendations:

Staff recommends **APPROVAL** of the Final Plat subject to **eight conditions of approval** (below) and **DENIAL** of a variance from Chapter 9.III.B.6 of the LSDO "New Streets Bordering but with the Perimeter of Property":

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, submit a request for a Future Thoroughfare Map Amendment that relocates the subject minor collector south of W FM 2105.
3. If developer intends to request annexation and future dedication of a water distribution system to the city it must be designed, constructed, and inspected in accordance with the City's Design

Standards for Water & Sewer substantiated through the following process. The City will not accept ownership and maintenance of systems that did not follow this process. Developer shall submit documentation of an alternate water source prior to Plat recordation. 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].

4. No City sewer main exists within 200 feet of the property. Hence design and construction of a wastewater collection system connected to the City sewer system is not required. 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]. Septic systems are allowed on lots having a minimum area of 20,000 sq feet.
5. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]
6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Clover Ln with curb & gutter to Ehrlich Ln, meeting the requirements for a local roadway having a minimum 40 feet of pavement with no sidewalk. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct a street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
7. New Streets Bordering but within the Perimeter of Property to be Subdivided. Where a new boundary street (not previously existing by any formally dedicated right-of-way or prescriptive easement) forms a boundary of property to be subdivided, the subdivider shall dedicate right-of-way sufficient to make such street comply with requirements of this ordinance and of the most recently adopted Thoroughfare Plan for San Angelo and its environs. The subdivider shall also improve such street in compliance with all standards and specifications of the City of San Angelo, including installation of curbs (as required) on both sides of the street, to an extent commensurate

with its functional classification according to the most recently adopted Thoroughfare Plan for San Angelo and its environs. The dedication of half-street rights-of-way will not be permitted, in these circumstances, nor will the construction of half the width of street pavement. Prior to plat recordation prepare and submit plans for approval illustrating the construction of Ehrlich Ln with curb & gutter to comprise the minimum paving width for a Minor Collector Road being 40 ft. with a sidewalk per ordinance along one side, or 48 Ft. in width.

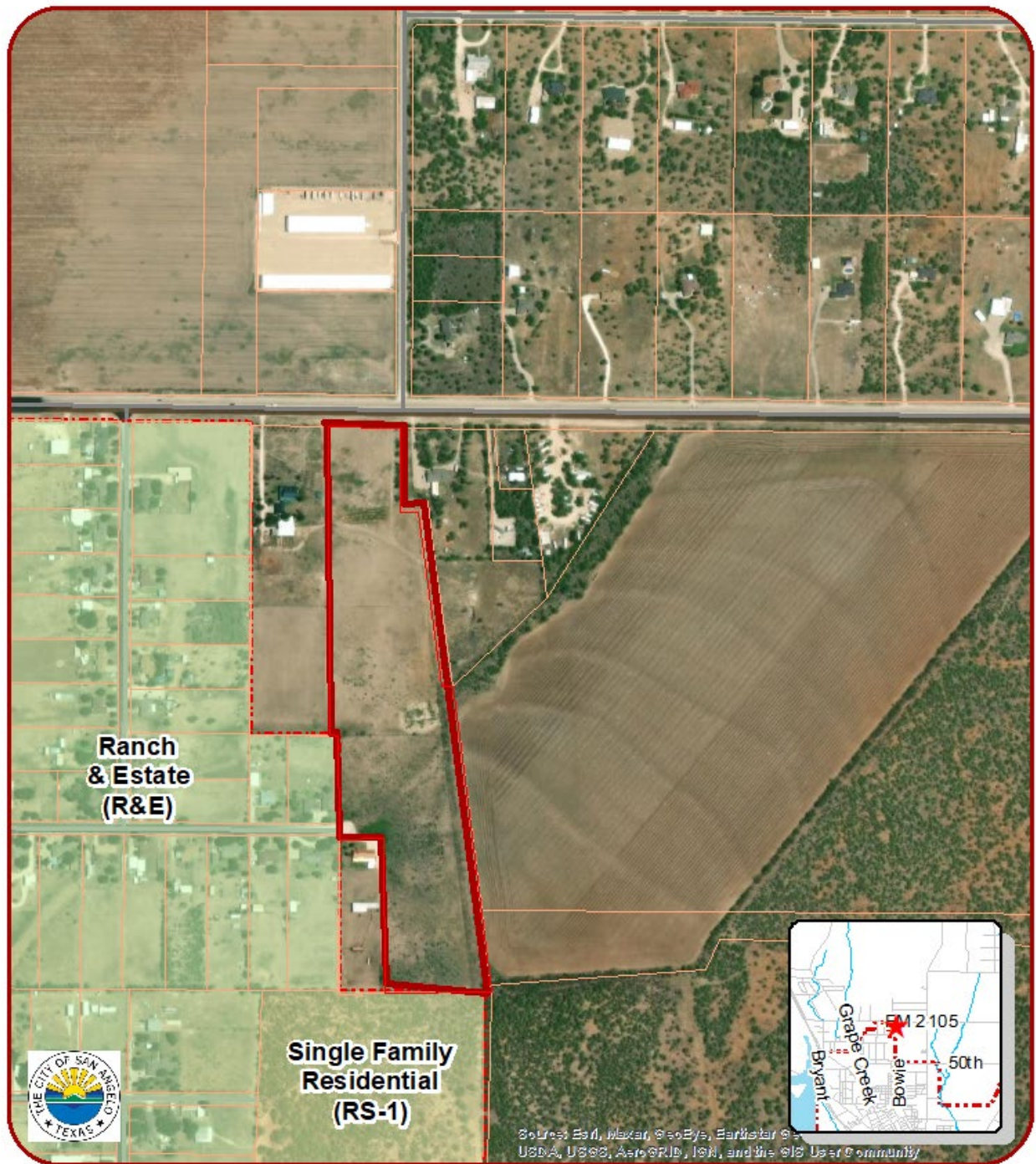
8. Prior to plat recordation, all turnarounds must comply with Table D103.4 Appendix D of the 2015 International Fire Code. Length (feet) of 151-500 requires a width of 20 feet and requires 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac.

Attachments:

Aerial Map

Final Plat

Variance Request



Location map
Audrey Estates Section 1

Extra Territorial Jurisdiction

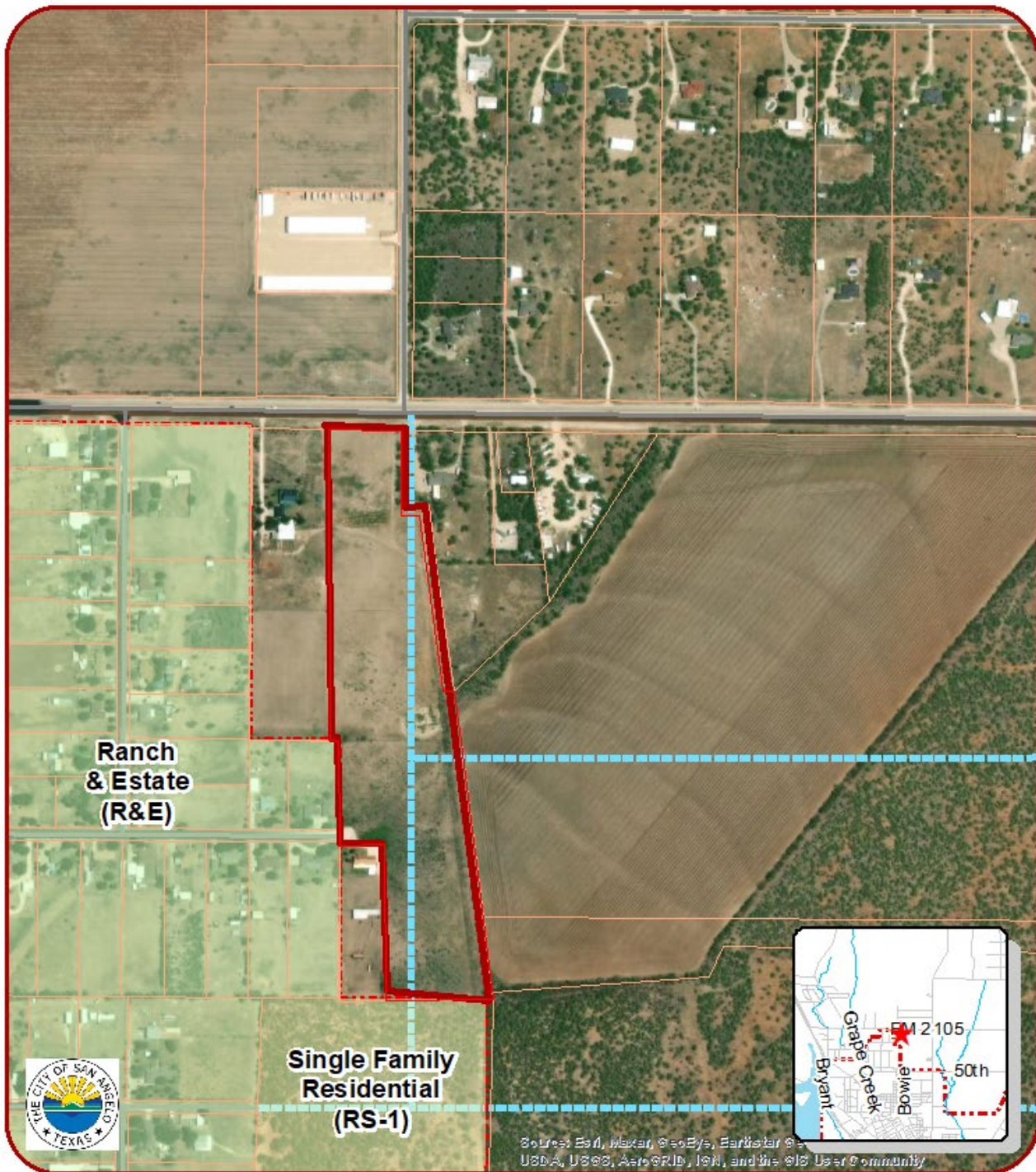
Scale: 0 0.025 0.05 0.1 0.15 0.2 Miles

Subject Properties: ———

200' Buffer: - - - - -

Notified Properties: - - - - -

N



Location map
Audrey Estates Section 1

Extra Territorial Jurisdiction

Scale 0 0.025 0.05 0.1 0.15 0.2
Miles

Subject Properties: ———

**Future Thoroughfare
Minor Collector** ———



AUDREY ESTATES SECTION 1

Tom Green County, Texas

OWNER: Dana Ehrlich Revocable Living Trust

DESCRIPTION: Being 19.921 acres out of Washington County Railroad Company Survey 175, Abstract No. 4030, Tom Green County, Texas and being out of a 20.659 acre tract as described in Deed from Robert Romatowski and spouse, Tracy Romatowski to Dana A. Ehrlich, Trustee of the Dana Ehrlich Revocable Living Trust dated May 19, 2022 and recorded as Instrument # 202208229 of the Official Public Records of Tom Green County, Texas.

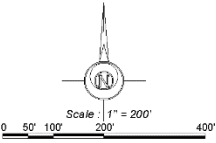
COUNTY CLERK
 Filed for record this ____ day of _____, 20__ @ _____

By: _____

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

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

FM Highway 2105 - 120' Right-of-Way per Vol. 403, Pg. 368 & 375, Deed Records



Bearings and distances shown hereon are based on 20.659 acres, Robert Romatowski and spouse, Tracy Romatowski to Dana A. Ehrlich, Trustee of the Dana Ehrlich Revocable Living Trust, May 19, 2022, Instrument # 202208229, OPR, 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
 - Found 3/4" Iron Pipe
 - ▲ Found 2-3/8" Fence Corner Post
 - Found 2-7/8" Fence Corner Post
 - ▲ Found 4-1/2" Fence Corner Post
 - ▲ Found Concrete Monument
 - Set 5/8" Iron Rod w/Cap

** Note: There is a 10' Utility Easement on the west side of Ehrlich Lane and on the north and south side of Clover Drive.

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
 We, Dana Ehrlich Revocable Living Trust, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

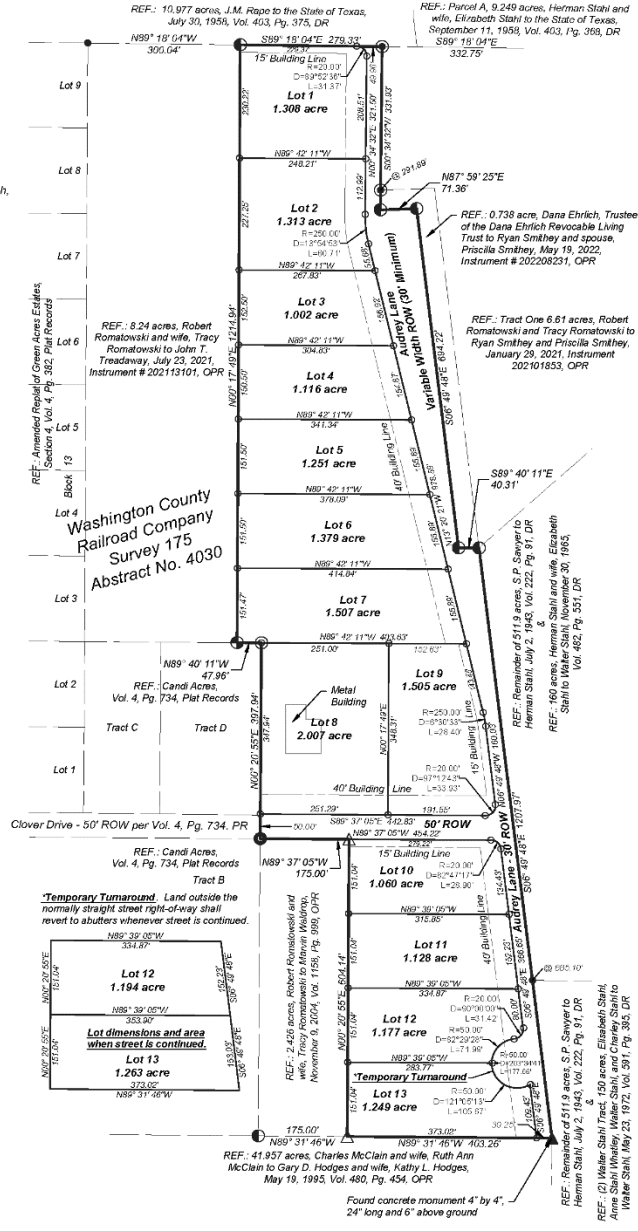
Dana Ehrlich
 STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____
 by Dana Ehrlich

 Notary Public, State of Texas

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 April 24, 2023.
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

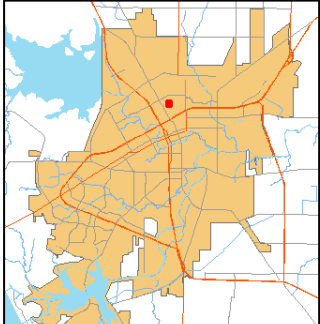
BLAKE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
 WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682
 TRPLS Firm # 10,193,857
 www.wilde-eng.com



Washington County Railroad Company Survey 175 Abstract No. 4030
 REF: 10,977 acres, J.M. Rago to the State of Texas, July 30, 1950, Vol. 403, Pg. 375, DR
 REF: 9,249 acres, Herman Stahl and wife, Elizabeth Stahl to the State of Texas, September 11, 1958, Vol. 403, Pg. 368, DR
 REF: 0.738 acre, Dana Ehrlich, Trustee of the Dana Ehrlich Revocable Living Trust to Ryan Smthey and spouse, Priscilla Smthey, May 19, 2022, Instrument # 202208231, OPR
 REF: Tract One 6.61 acres, Robert Romatowski and Tracy Romatowski to Ryan Smthey and Priscilla Smthey, January 29, 2021, Instrument 202101853, OPR
 REF: Remainder of 511.9 acres, S.P. Sawyer to Herman Stahl, July 2, 1943, Vol. 222, Pg. 91, DR
 REF: 160 acres, Herman Stahl and wife, Elizabeth Stahl to Water Stahl, November 30, 1965, Vol. 482, Pg. 351, DR
 REF: Remainder of 511.9 acres, S.P. Sawyer to Herman Stahl, July 2, 1943, Vol. 222, Pg. 91, DR
 REF: (2) Water Stahl Tract, 150 acres, Elizabeth Stahl, Anne Stahl, Whiskey, Water Stahl, and Charley Stahl to Water Stahl, May 23, 1972, Vol. 391, Pg. 354, DR
 REF: 41,957 acres, Charles McClain and wife, Ruth Ann McClain to Gary D. Hodges and wife, Kathy L. Hodges, May 19, 1995, Vol. 480, Pg. 454, OPR
 Found concrete monument 4" by 4", 24" long and 6" above ground

PLANNING COMMISSION – May 15, 2023
STAFF REPORT



APPLICATION TYPE:		CASE:	
RP23-10		Second Replat in Lot 11 G.W. Snyder’s Addition	
SYNOPSIS:			
<p>A request for approval of a Second Replat in Lot 11 G.W. Snyder’s Addition and a variance from Chapter 10 III.A.2. Right of way width. The proposed lots are currently vacant and comply with the minimum lot area, with the required lot frontage and lot depth of the Single Family Residential (RS-1) Zoning District.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northeast corner of N. Oakes Dr. and E 16 th Street		Second Replat in Lot 11 G. W. Snyder’s Addition, [Lots 11C, 11E, 11D], City of San Angelo, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood: Reagan	Single Family Residential (RS-1)	Neighborhood	0.4279 acres
THOROUGHFARE PLAN:			
<p>N. Oakes Dr. – Urban Local Street, Required: 40’ rights-of-way, 40’ pavement width. Existing: 36’ right-of-way or 26’ pavement, curb and gutter exist.</p> <p>E. 16th St. - Urban Local Street, Required: 40’ right-of-way, 40’ pavement width. Existing: 40’ right-of-way, 32’ pavement. Located in the designated Infill Area.</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Second Replat in Lot 11, G.W. Snyder’s Addition for E. 16 th St. and N. Oakes Drive.			
PROPERTY OWNER/PETITIONER:			
Property Owner: Lee Ray Medina Agent: Jack Downey, SKG Engineering			
STAFF CONTACT:			
Sherry Bailey Senior Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information: The proposed Final Plat divides a 0.4279-acre lot into three (3) lots in the Single-Family Residential (RS-1) Zoning District. The applicant's representative, Jack Downey, from SKG Eng. has submitted the Final Plat on behalf of Mr. Medina. The property is at the Northeast corner of E. 16th St. and N. Oakes Dr. The existing right of way is 36' wide to 28' due to a result of a division error and the pavement is 36' wide to 28' wide with paving on the owner's land on N. Oakes Dr. The applicant's representative has requested a variance on paving width. Their argument includes the fact that this area is in the infill Area, and no one has been able to correct the existing problem. Staff is supportive of the variance approval.

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 "Neighborhood" in the City's Comprehensive Plan. The "Neighborhood" designation in the City's Comprehensive Plan intends to "promote vibrant and viable neighborhoods." This intended replat is in keeping with the Single-Family Residential zoning district.

Purpose Statements

The proposed plat will also conform to the Purpose Statements of Chapter 2 of the LDSO. 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 request from Chapter 10.III.A.2 to maintain the existing pavement width of 28'- 36' for N. Oakes Dr. 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 variance 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 are not unique for N. Oakes Dr. and E. 16th St. but have been granted in many of the older sections of the City where 28-foot pavement widths were fairly standard.
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 due to the alignment of the existing developed N. Oakes Drive, not only would a hardship result, but the widening of the roadway for just the two lots on one street and one lot on another street could very well be dangerous to the traffic flow.

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 agrees with this statement as it relates to the Lake Drive request.

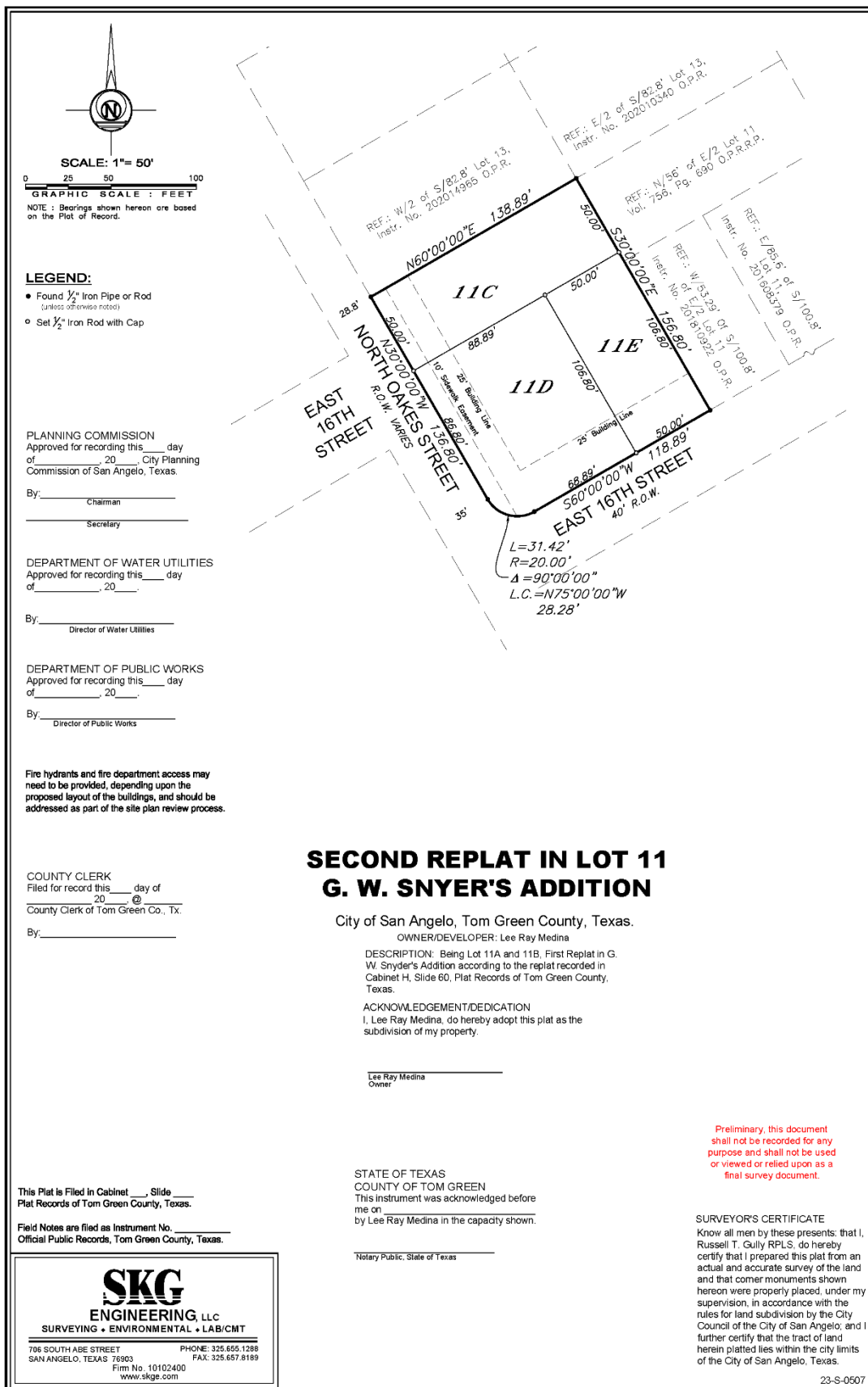
Staff concurs with the arguments made by the applicant for his Variance case as it relates to Lake Drive.

Recommendation: Staff recommends **APPROVAL** of the Second Replat in Lot 11 G.W. Snyder's Addition, and **APPROVAL** of a Variance from Chapter 10.III.A.2 for E. 16th Street and N. Oakes Drive, and is subject **to four conditions of approval.**

1. Prior to plat recordation, prepare and submit plans for approval illustrating the required construction of a 4-foot-wide sidewalk (minimum) along N Oakes St & E 16th St frontage. [Land Development and Subdivision Ordinance, Chapter 9]. Once plans are approved, they are constructed to City specifications [Land Development and Subdivision Ordinance, Chapter 9]
2. Prior to plat recordation, submit a revised plat, on which is illustrated the dedication of 5.0 feet along the E 16TH St frontage being 1/2 the required increment to increase the total right of way to the minimum for a local street; 50 ft. Alternatively, request a variance from the Planning Commission. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1].
3. Prior to plat recordation, submit a revised plat, on which is illustrated the dedication of additional width along the N Oakes St frontage being 1/2 the required increment to increase total right of way to the minimum for a local street; 50 ft. Alternatively, request a variance from the Planning Commission. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1]
4. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Plat



SCALE: 1" = 50'
 0 25 50 100
GRAPHIC SCALE : FEET
 NOTE : Bearings shown hereon are based on the Plat of Record.

LEGEND:

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

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

By: _____
 Chairman

 Secretary

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

By: _____
 Director of Water Utilities

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

By: _____
 Director of Public Works

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.

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

By: _____

**SECOND REPLAT IN LOT 11
 G. W. SNYER'S ADDITION**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Lee Ray Medina

DESCRIPTION: Being Lot 11A and 11B, First Replat in G. W. Snyder's Addition according to the replat recorded in Cabinet H, Slide 60, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

I, Lee Ray Medina, do hereby adopt this plat as the subdivision of my property.

 Lee Ray Medina
 Owner

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

 Notary Public, State of Texas

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

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

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.

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.skg.com



MEMO

Meeting

Date: May 15, 2023

To: Planning Commission

From: Sherry L. Bailey
Senior Planner, City of San Angelo

Request: Discussion and action on CP23-02 and PD23-06
10.025 acres

Background: At the April meeting of the Planning Commission, staff was asked to bring forward a discussion and plan for the area to the south of the Coliseum property. The plan was to take into consideration the fact that the area along Coliseum Drive is an entry area to the arena area and the Coliseum stadium.

Notification: 55 notices were mailed out to property owners within the area and another 20 to property owners within 200 ft.

Information: The Coliseum area has been a discussion and project since 1952. The initial building project was completed in 1958. There have been additional structures built that facilitated the original intention for the area and a major expansion was completed over 20 years ago when the entrance, refreshment gathering area was built. On April 22, 2023, the board presented a major construction expansion plan that will take around 30 million dollars. It will expand the seating significantly to approximately 10,000 persons. That expansion will serve additional concerts and gatherings. The approach is to make the Coliseum an expanded entertainment center while not losing touch with its core supporters and intent.

The original effort with the purchase of the development land involved multiple meetings in the community. At least three discussions were held with surrounding property owners where their concerns were listened to, and they were assured that a plan would be forthcoming that would work to help protect their property and would make the area a positive attraction. The commercial development would be held to a minimum along Coliseum Drive and in the general area of the homes. We have had a number of calls from owners in the area concerned about the expansion and now the discussion by the City. There is distrust. What they would like to see is for the residential use to continue and for any commercial use to be limited to small neighborhood commercial, restaurants but not fast food, smaller service retail, or offices. No chain stores, no Dollar Trees, nothing that would add to the traffic that is normally generated or generated during the rodeo. Smaller apartment complexes didn't seem to raise concern, but a hotel would. The concept of more landscaping being required along Coliseum Drive didn't receive much enthusiasm since most of the people I talked with didn't believe it would be maintained.

The area was observed multiple times of the day and on weekends. Early in the morning and after 4:00 pm there is a large amount of traffic. The traffic generated by the rodeo is substantial, as expected, but it was managed by the police on weekends. What was observed was the speed at which traffic moved along Coliseum Dr. There was a traffic study that recommended some extensive improvements, particularly the building of 40th Street which had a positive effect on managing the traffic. Expanding the seating and use of the Coliseum will have a dramatic effect on the amount of traffic generated, the times of the impact, and the expected demand for services.

What would be of most help for the area would be a comprehensive plan and zoning that matched that plan. There is a recognition that expansion will have an effect on this entrance into the Coliseum. It will have an effect on the existing residential use, including in the larger area not included in our notification. It is reasonable to assume that if the zoning is left as is there will be a chipping away of the residential area and a hodge podge of development that occurs. West of Coliseum Drive there is a small area of RS-1 zoning that is up against the CG/CH that is along Chadbourne. The more inclusive heavy commercial will start to infiltrate toward Coliseum Drive. When that occurs the residential on the east of Coliseum which has already started to change into support businesses for the rodeo and auto repair service will be impacted. It is expected that the first block east of Coliseum Drive will continue to change.

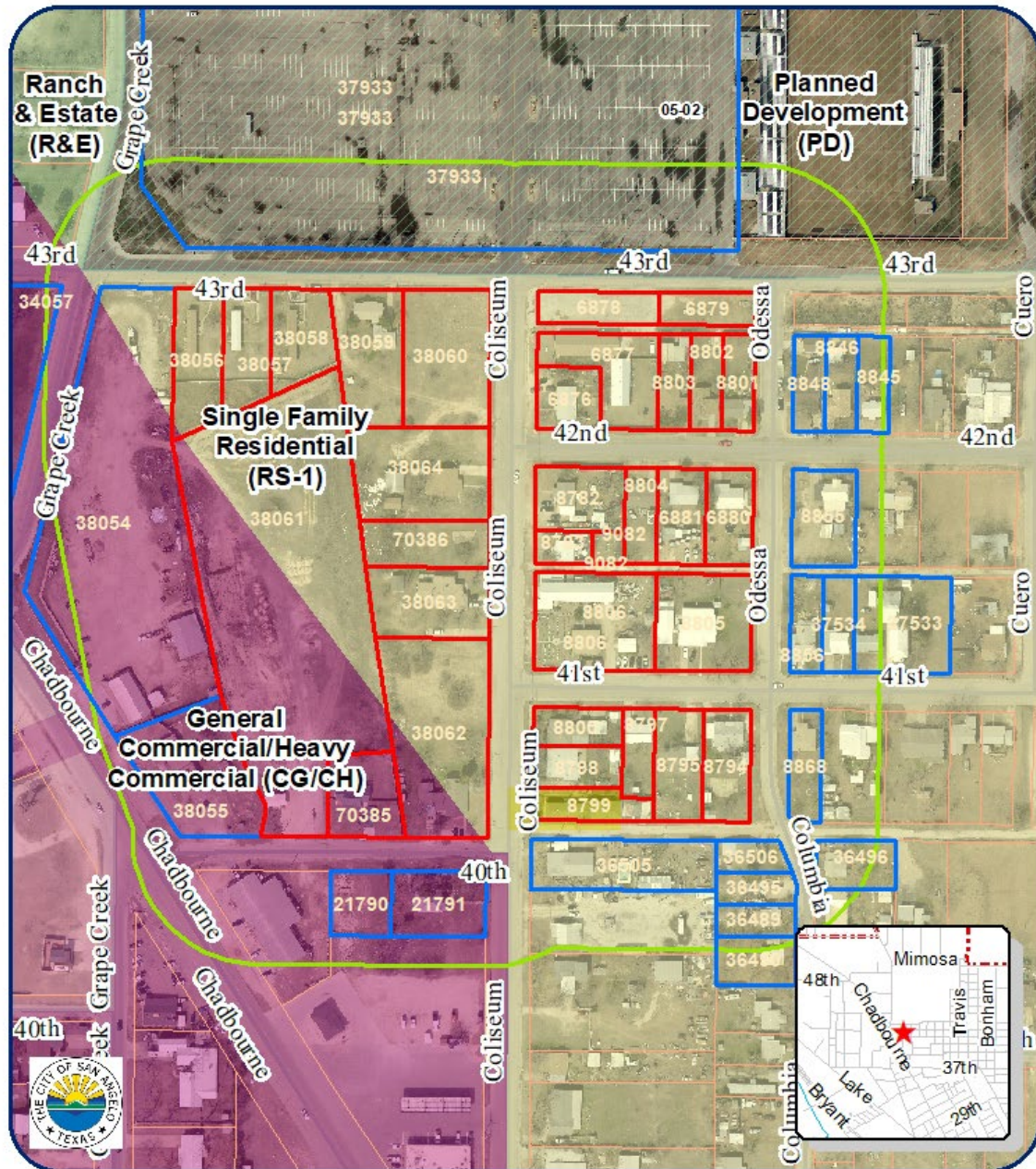
The residential east of that first block would benefit from an effort to maintain the residential character of the area. A slow transition to complementary residential types could provide support for the residential character and housing for workers in the area. In turn, those workers would provide some sustainability for the neighborhood commercial that could be encouraged.

Recommendations:

1. Consider a Planned Development that provides for the residential and neighborhood commercial that could benefit both the existing owners and anticipated growth in the future from the expansion plans.
2. Consider the west side of Coliseum Drive and the more likely growth area for neighborhood commercial moving into general commercial. Set the expectations for landscaping, limited access, parking and a more limited front setback that would encourage walking with parking in the rear of the smaller stores. That would keep the neighborhood concept and encourage creative conversion along with established design elements. Each of these steps would provide for slower more contained growth changes rather than a hands-off approach that has been the existing practice.
3. Work with the owners of the area and the expansion committee to include design controls and size limitations that would benefit the neighborhood. Both groups need to give input and consideration of the needs of the area and the expansion vision.

Planning Commission Requested Action:

Staff recommends the **APPROVAL** of a request for the creation of a working group that would facilitate a development plan for the area using the proposals above as a starting point. A member or two from the Planning Commission and City Council would be important to the process. We have the chance to do this right; we should not waste that opportunity.



Zoning Map
CP23-02 & PD23-04 E 39th to E 43rd
 Council District: #2 Tom Thompson
 Neighborhood: Lakeview
 Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

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

N

**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Planned Development Amendment		Z23-04: A new (PD23-05) out of PD07-03: 2909 South A&M Avenue	
SYNOPSIS:			
<p>On August 21st of 2007, City Council approved PD07-03 from RS-1 to PD intended for assisted group living. On April 16th of 2013, City Council approved Z13-09 (PD07-03 Amendment) to specifically add an allowance for the operation of a gymnastics academy. The current proposed amendment is to adopt the zoning PD23-05, a request to amend existing conditions of PD07-03, to allow for a mix of uses to include girls home (residential uses for pregnant teenage girls), associated school, a day care and a bakery/café (commercial), on the 5.438 acre portion of a 7.938 acre tract, that includes all existing structures.</p>			
LOCATION:		LEGAL DESCRIPTION:	
2909 S. A&M Avenue		Being 7.938 acres being out W. Nevels, Abstract-1755, Survey-2 and J. McNeese, Abstract-1641, Survey 176 ½.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #5 – Karen Hesse Smith Neighborhood – ASU – College Hills		PD07-03	Neighborhood
			SIZE:
			7.938 acres
THOROUGHFARE PLAN:			
<p><u>S. A&M Avenue</u> – Minor Collector Street – ROW 60’ Required (60’ Existing) – Pavement Width 50’ Required (36’ Existing)</p> <p><u>Oxford Avenue</u> – Minor Collector Street – ROW 60’ Required (50’ Existing) – Pavement Width 50’ Required (36’ Existing)</p>			
NOTIFICATIONS:			
<p>35 notifications were mailed within a 200-foot radius of the property on April 26th, 2023. No response was received in favor and 0 against for the case.</p>			
STAFF RECOMMENDATION:			
<p>Staff has some concerns as mentioned below, and is of the opinion that the allowing both sides (owner/applicant and those in opposition to make their case and have a discussion before the Planning Commission. Then the Commission can make a recommendation based on all of the input and information provided. Based on the discussions, if the Planning Commission’s intent is to recommend for Approval of the request, Staff asks that it be conditioned as stated below.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Representative: Phillip M. Wright Owner: Jack Gabriel</p>			
STAFF CONTACT:			
<p>Zack Rainbow Planning Manager (325) 657-4210 ext: 1547 zachary.rainbow@cosatx.us</p>			

Additional Information: On August 21st of 2007, City Council approved PD07-03, a rezoning from Single-Family Residential (RS-1) zoning district to a Planned Development (PD) zoning district intended for assisted group living, subject to specific requirements (see attached Exhibit A). On April 16th of 2013, City Council approved Z13-09 (PD07-03 Amendment) to specifically add an allowance for the operation of a gymnastics academy, subject to specific requirements (see attached Exhibit B). Again, in 2021, a proposed amendment to specifically add allowance for the use of a water processing and delivery business was denied by the Planning and Zoning Commission and the denial was upheld by the City Council, in part based on the concerns raised by the Staff and the surrounding neighbors including:

1. The proposed PD amendment is not in keeping with the Future Land Use of the City's Master Plan of "Neighborhood". The property is within a well-established neighborhood that has single-family homes and a church. The proposed more intensive commercial uses aren't compatible with the Vision Plan of Neighborhood.
2. Increased traffic volume and activity caused by the proposed uses.
3. The existing unsafe conditions and state of disrepair and potential concerns of the reuse of the existing structures. Asbestos abatement being a large concern. *While this has been a concern expressed by the neighbors, and reuse or redevelopment of the site will be required to address all building code requirements and the property will have to meet health and safety requirements of various city codes.*

Now, the applicant has proposed to adopt the zoning PD23-05, a request to amend existing conditions of PD07-03, to allow for a mix of additional uses to include girls home (residential uses for pregnant teenage girls) and associated educational uses, a day care, and a bakery/café (both open to public). These additional uses would only be allowed on the 5.438 acre portion of a 7.938 acre tract, which is the area that includes all existing structures. This leaves out the remaining acreage split between the very northern and southern ends of the larger 7.938 acre parent tract. Those areas will still be subject to the prior PD standards. The applicant has stated that he intends to repair and reuse the existing buildings for the proposed uses. The bakery and day care will function as a source of funding for the development, as well as a place for the students/residents to work or volunteer. Staff's concerns remain the same as stated above.

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:

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 proposed PD amendment is not in keeping with the area's Future Land Use of the City's Master Plan of "Neighborhood". The property is within a well-established neighborhood that

has single-family homes and a church. However, this area, which is adjacent to parkland would make for a logical transition of neighborhood compatible uses, such as small scale neighborhood commercial or compatible multifamily development.

2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this 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.*

The underlying zoning for this property is RS-1, but the current PD allows for some non-residential uses. An outstanding question is whether the applicant's proposed additional uses are to be considered neighborhood compatible uses. The intent of the Zoning Ordinance is to protect the existing uses from undue impact, while still allowing for growth and change over time. The reuse of old schools (and churches) are generally problematic, since single-family uses are often not feasible, but it is often difficult to determine what uses should be allowed so these properties do not sit vacant, while still protecting the surrounding neighbors from unreasonable negative impacts.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The subject property was an elementary school, but most of the school buildings have been vacant for many years. The newest building was on the property that was occupied by a gymnastics academy until mid-2019 and has remained vacant since. Approving the proposed PD will allow non-residential uses within a residential area and could generate more traffic and noise than what is expected in a residential area. On the other hand, some non-residential uses are the likely future use of this facility.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not believe that there will be any adverse effects on the natural environment. The structure that will be used already exists. All abatement of any potentially hazardous materials must be approved as part of the redevelopment process.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Staff believes there continues to be a demonstrated community need of neighborhood compatible commercial uses. The outstanding question is whether these proposed uses are compatible with the 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.* As an existing vacant school site, the development pattern is already set for this area. The question is what types of uses are appropriate for reuse of this facility.

Recommendation:

Staff isn't opposed to some of the proposed potential uses and infill redevelopment of long vacant building and areas of the City and would be in line with the Vision Plan. However, Staff still has some concerns as mentioned above. The Applicant intends to make his argument and justifications, and provide some more insight for his proposed development, allowing opposing parties to voice any concerns, and then have the Commission make their decision based on the information and comments provided. If the Planning Commission's intent is to recommend approval of the request, Staff would recommend the following conditions:

1. Approval of a plat of the property, dividing it into separate tracts for development and ownership prior to development. *While this is already a requirement of the City's development regulations, a condition here emphasizes the importance to the applicant.*
2. Development shall be consistent with the applicant's submitted concept plan. Minor amendments may be approved by the Planning Director, but major changes must be approved by the Planning Commission.
3. A site plan shall be submitted and be approved, meeting all development requirements.
4. An Urban Design Review shall be approved prior to approval of a site plan.
5. A Certificate of Occupancy shall be obtained prior to occupying any of the buildings, including verification of compliance with the City's parking standards outlined in Section 511 of the Zoning Ordinance.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Notification Map

Photographs

Opposition Letters

Layout Plan

Exhibit A – 2007 Amendment Exert

Exhibit B – 2013 Amendment Exert

Application

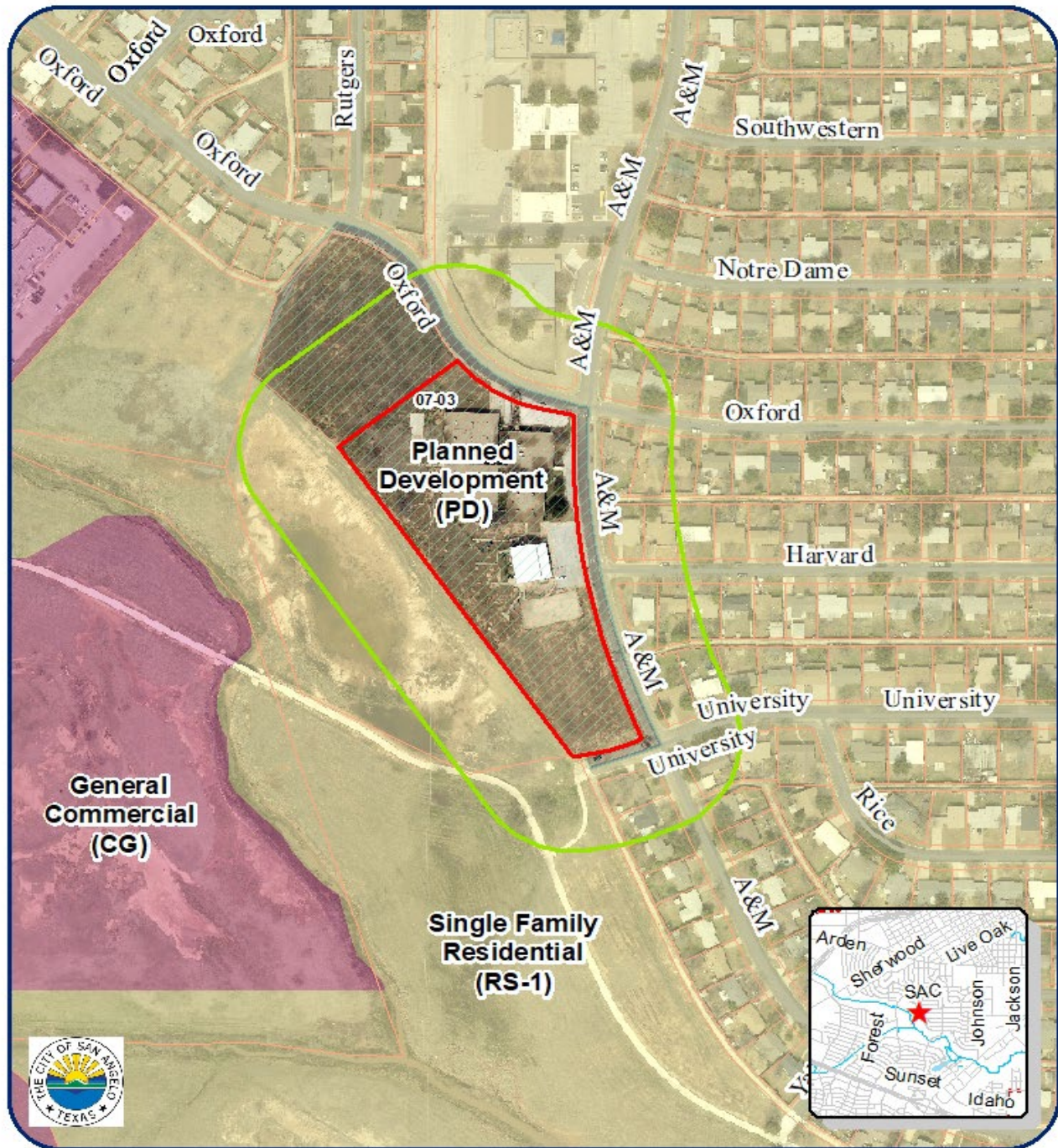


200' Notification Map
PD23-05 2909 S A&M

Council District: #5 Karen Hesse Smith
 Neighborhood: ASU-College Hills
 Scale: 0.0125 0.05 0.075 0.1 Miles

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

N



Zoning Map

PD23-05 2909 S A&M

Council District: #5 Karen Hesse Smith

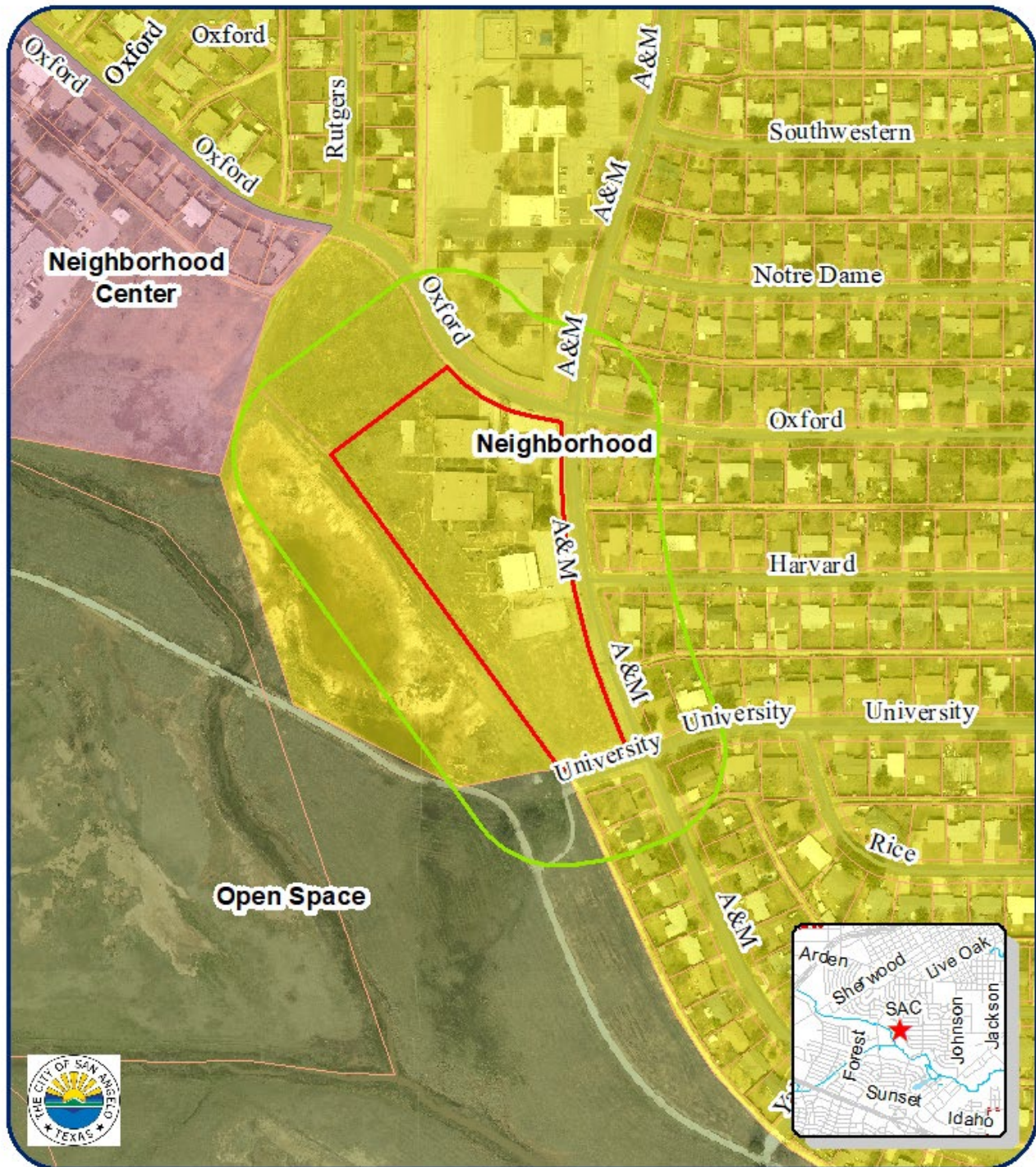
Neighborhood: ASU-College Hills

Scale: 0.01 0.025 0.05 0.075 0.1

Miles

Subject Properties: 





Vision Plan Map
PD23-05 2909 S A&M

Council District: #5 Karen Hesse Smith
Neighborhood: ASU-College Hills

Scale: 0.01 0.025 0.05 0.075 0.1
Miles

Subject Properties: ———



Photos of Site and Surrounding Area







Layout Plan



Exhibit A

Excerpt of the Ordinance approved by City Council on August 21st of 2007, PD07-03 (Amended) to change the zoning classification from a Single-Family Residence (RS-1) District to a Planned Development (PD) District intended for assisted group living.

SECTION 5: Except as otherwise specified or limited below, the use and improvement of the subject property shall be governed by standards, requirements and limitations of development in Single-Family Residence (RS-1) Districts:

- A. The subject property may be used for assisted group living; however, any such use or occupancy of this property shall not include residential treatment of persons with psychiatric, alcohol or drug problems.
- B. The use and improvement of this subject property shall furthermore be as generally shown on a graphic concept plan attached as Exhibit “B” to this amending ordinance.
- C. On-site signage shall be subject to limitations ordinarily applicable to Low-Rise Multi-Family Residence (RM-1) zoning districts, unless a specific variance from such limitations shall have been duly approved by the Planning Commission.
- D. At any time during this subject property’s occupancy for assisted group living, a minimum of one (1) off-street parking space shall be available for each residential unit in buildings on this property. Such off-street parking areas (including vehicle maneuvering space and driveways) shall furthermore be designed, improved and maintained as generally required by off-street parking standards of San Angelo’s Zoning Ordinance.
- E. Within each off-street parking area, rows of not more than ten (10) continuous parking stalls shall be separated by raised curb “islands” at least 9 feet wide and 18 feet long. Each such raised curb island shall, at a minimum, be required to be suitably landscaped with grass cover and a single shade tree of a variety well-suited to survive in San Angelo’s climate, with a minimum 3-inch caliper, and continually maintained in good condition.

Exhibit B

Excerpt of the Ordinance approved by City Council on April 16th of 2013, Z13-09 (PD07-03 Amendment) to specifically add an allowance for the operation of a gymnastics academy.

SECTION 5: Except as otherwise specified or limited below, the use and improvement of the subject property shall be governed by standards, requirements and limitations of development in Single-Family Residence (RS-1) Districts:

- A. The property shall not allow any retail sales except to students and attendees of gymnastics showcases and or events. Invitation for the sole purpose of retail sales shall be prohibited. Said sales shall be limited to gymnastics activities and general concessions.
- B. Office space shall be allowed for the gymnastics academy and assisted group living uses only. Other types of offices not related to the allowed uses through this amendment and PD 07-03 shall not be permitted.
- C. Gymnasium shall only be used for gymnastics activities, showcases and training limited to those enrolled in lessons or the academy. Other types of athletic clubs, events, or sports unrelated to the operation of a gymnastics academy or assisted group living facility shall not be permitted.
- D. Appeals of what constitutes a gymnastics activities shall be directed to the Zoning Board of Adjustment if not addressed within this amendment to PD 07-03.

SECTION 6: The parking requirements for this gymnastics academy shall be as follows, and as in ordinarily required in the zoning ordinance for the City of San Angelo:

- A. 1 space per 400 square foot gross or 1 space for every 10 seats for patron use; whichever is greater for the gymnastics academy. Such off-street parking areas (including vehicle maneuvering space and driveways) shall furthermore be designed, improved and maintained as generally required by off-street parking standards of San Angelo's Zoning Ordinance.
- B. Before any activities allowed within this Planned Development District may commence, a Certificate of Occupancy form the Building Official shall be obtained and all parking spaces required for those uses shall be provided and maintained as Section 511 of the Zoning requires.

SECTION 7: Outdoor storage of any materials or equipment or any kind shall not be permitted at any location within the bounds of the Planned Development District.

PLANNING COMMISSION – May 15, 2023

STAFF REPORT

City Council 1st reading: June 20th, 2023

City Council 2nd reading July 6th, 2023



APPLICATION TYPE:		CASE:	
Rezoning request: RS-1 to CN		Z23-05: 1065 N. Main Street	
SYNOPSIS:			
<p>The applicant has requested to rezone property from Single-Family Residential (RS-1) to Neighborhood Commercial (CN), ROW Abandonment, as well as a Final Replat applications to go coincide with this request, for property located at 1065 N. Main Street. The properties consisting of a combination of vacant lots, and platted, unimproved alleys, and located at a major intersection of two heavily trafficked streets. The rezoning request to go to CN would allow the applicant to consolidate the properties into a single lot and develop it with a new commercial retail store, pending the approval of the rezoning and the replat (Exall Plat).</p>			
LOCATION:		LEGAL DESCRIPTION:	
Located southwest of the intersection of E. 14 th St. & N. Main St. Located at 1065 N. Main Street.		Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5 (Proposed); Being Lots 41-44, Blk 5, Chapman's Resubdivision (current). Located at 1065 N. Main Street.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Reagan	RS1 – Single-Family Residential to CN	Neighborhood Center	0.8167 Acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> N. Main: Major Arterial Road: Required min. paving width 56' E 14th Minor Collector: Required min. paving width 36' 			
NOTIFICATIONS:			
14 notifications mailed on April 26, 2023. Zero received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning request.			
PROPERTY OWNER/PETITIONER:			
Owner: Renee Reimer, General Counsel Petitioner: Chris Berry, Berry Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 Zachary.rainbow@cosatx.us			

Additional Information: Staff met with the applicant’s representative concerning the proposed site and the proposed commercial retail development and rezoning at a development meeting. As part of the proposal the developer has submitted applications for a request to abandon a portion of an alley and replat of all the pieces they have acquired into one commercially zoned lot. They would like to operate their business by right, develop in an area of town that is suitable for infill and developing underutilized areas, and this application is part of that complete project.

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 Center, but it has been virtually vacant for a long time. Given the existing desire of the City to encourage infill development, the proposed change is in keeping with this Plan which also encourages mix of uses and services that cater to the residents within these areas identified as “Neighborhood Centers”.
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 was noted was the need for redevelopment in this area of town. As such, they will 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 was originally platted in 1951 but has been virtually vacant for a long time, and is a great location for some infill, and commercial development to serve the needs of the residents in surrounding neighborhoods. That is part of what keeps it a vital area alive.
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 mixed use has a history of success. The neighborhood had been developed in the 1950’s and many of the properties have been vacant for decades. This business can help stabilize the neighborhood, by providing new development in an area that has been continuing to lose homes and businesses for a number of years.
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 at the intersection of two major thoroughfares, where there are a mix of uses and zonings from commercial to single-family homes. It provides a compatible transition from heavier commercial uses and residentially zoned areas.

Recommendation:

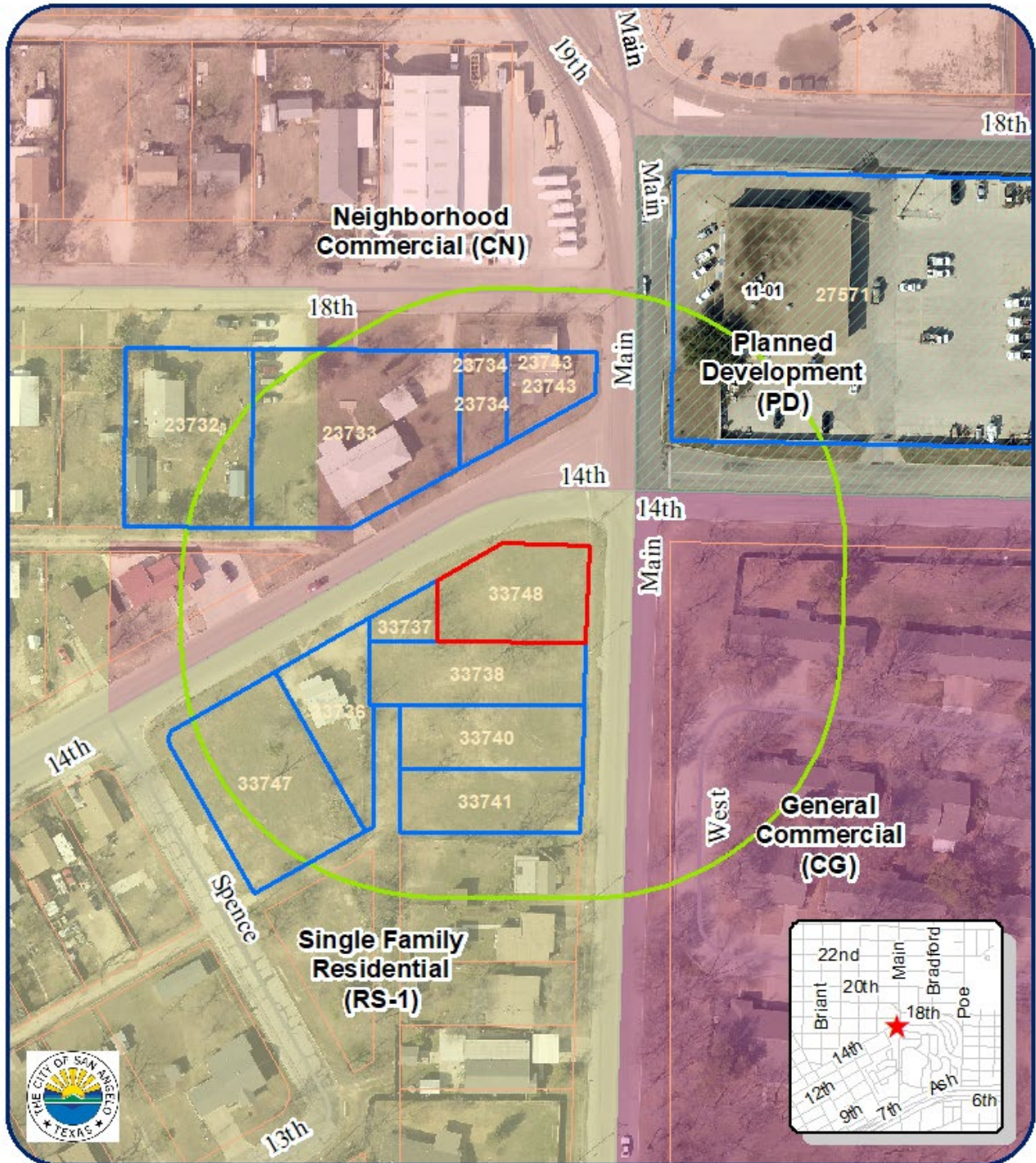
Staff recommends **APPROVAL** of the request to Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

Attachments:

Aerial Map

Zoning Map

Alley Abandonment Exhibit/Plat

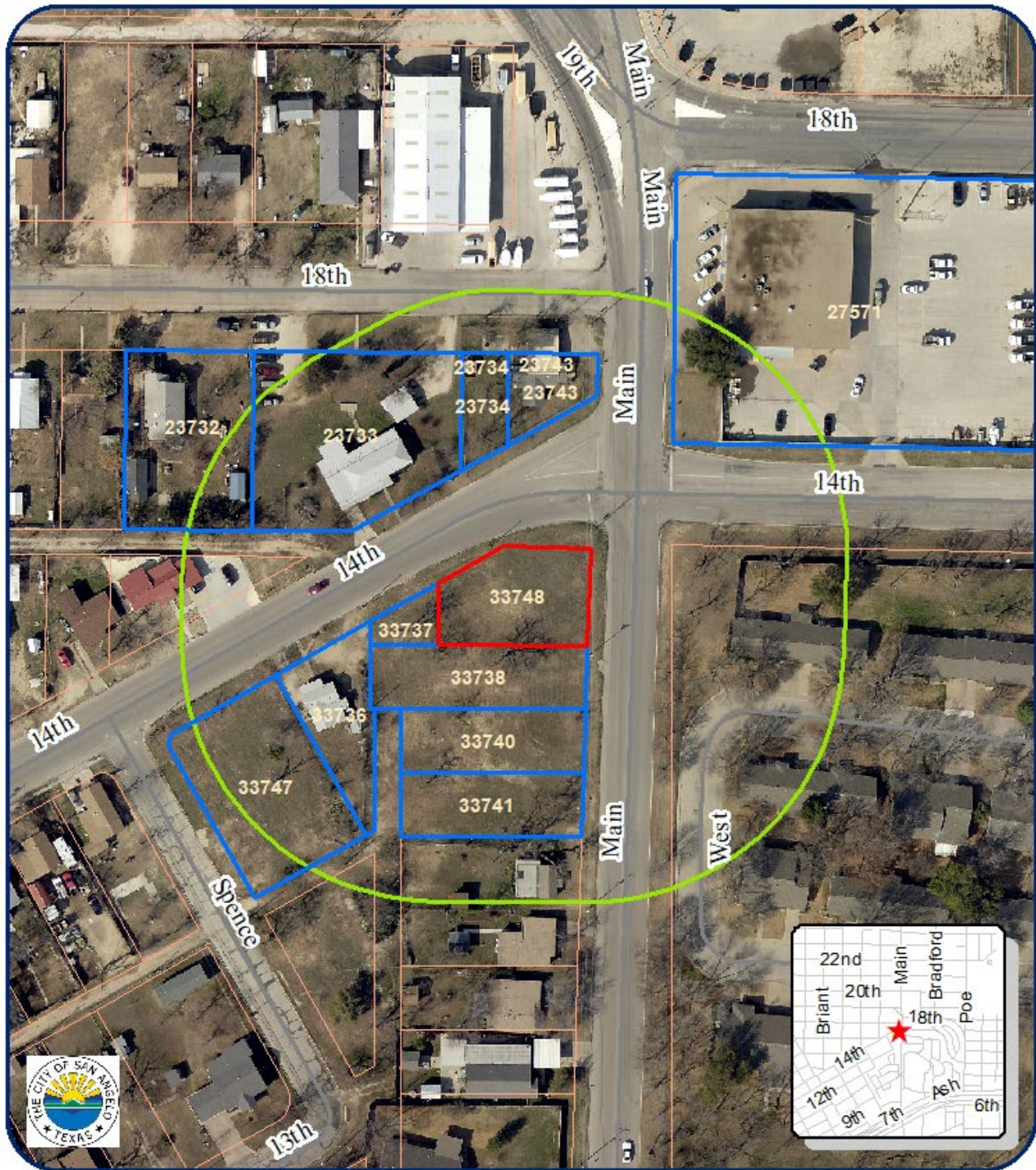


Zoning Map
Z23-05 1065 N Main
 Council District: #3 Harry Thomas
 Neighborhood: Reagan

Scale: 0 0.006 0.01 0.02 0.03 0.04 Miles


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

N



200' Notification Map
Z23-05 1065 N Main
 Council District: #3 Harry Thomas
 Neighborhood: Reagan
 Scale: 0.0000.01 0.02 0.03 0.04 Miles

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

N


PLANNING COMMISSION – May 15, 2023
STAFF REPORT



APPLICATION TYPE:		CASE:	
RP23-12		Plat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5	
SYNOPSIS:			
<p>The applicant has applied to Replat the Exall Addition, with two variance requests from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance (LDSO), 2nd Replat of Chapman's Addition Block 5, property located at 1065 N. Main Street to combine multiple vacant lots and incorporate a portion of the adjacent the alley proposed to be abandoned (ROW23-03). The alley being approximately 20' x 105' (unimproved) running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1065 N. Main Street		Blk: 5, Subd: 2 nd Replat of Chapman's Addition Blk. 5. Being 0.8167 Acres, being Lots 41-44, Blk 5	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND	SIZE:
SM District: #3 Harry Thomas Neighborhood: Reagan	Single-Family Residential (RS-1)	Neighborhood Center	0.8167 Acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> N. Main: Major Arterial Road: Required min. paving width 56' E 14th Minor Collector: Required min. paving width 36' 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Replat, and APPROVAL of variances from Chapter 9.III.B.2 of the LDSO			
PROPERTY OWNER/PETITIONER:			
Owner: Renee Reimer, General Counsel Petitioner: Chris Berry, Berry Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 Zachary.rainbow@cosatx.us			

Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5
May 15, 2023

Variances: The applicant has submitted variance requests for the Replat from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance (LDSO) to not require any infrastructure improvements to the streets adjacent to the proposed replat and should continue to function adequately as they are currently constructed with the existing widths and curb and gutter. The purpose of this section is to ensure convenient movement of traffic, fire protection, and provision of utilities. In accordance with Chapter 1, Section IV.A, the Planning Commission shall not approve a variance unless the request meets the four criteria below based upon the evidence that is presented:

1. **The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** The applicant believes no additional street improvements should be provided because this area is a part of town that is almost entirely built-out, with infrastructure, structures, public dedications, etc.
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 argues that N. Main and E. 14th Street are both fully developed, and adding additional paving improvements would make the widths and the ROW improvements along these sections of roadways inconsistent for drivers in this area.
3. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**
Staff agrees with the applicant that any additional infrastructure improvements for such a short distance would be inconsistent in regard to the existing, fully functional, streets with the immediate vicinity.
4. **The variance will not, in any significant way, vary the provisions of applicable ordinances.**
The variance would not significantly vary applicable ordinances. The plat still provides for combining of multiple lots and undeveloped alleys in an area prime for some Infill of currently vacant lots. All of the lots and proposed alley abandonment comply with the minimum standards in the zoning and subdivision ordinances respectively.

Recommendations:

Staff recommends **APPROVAL** of the Replat, and **APPROVAL** of requested variances from Chapter 9.III.B.2 of the LDSO to maintain the current ROW and pavement widths.

The **Replat** is subject to the following **six** 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, 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

Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5
May 15, 2023

Development and Subdivision Ordinance, Chapter 11.I.B.2] Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail

3. S-FF-1, prior to plat recordation, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along Stephen Street adjacent to the properties, located within 300 feet of a school. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

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

4. Identify and indicate the new Lot #'s in the Title Block for the newly created Lot.
5. Prior to plat recordation, the proposed abandonment must be approved by City Council.
6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of the minor collector street, meeting the requirements for a minor collector with a minimum, curb-and-gutter not required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct a street to City specifications [Land Development and Subdivision Ordinance, Chapter 10].

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

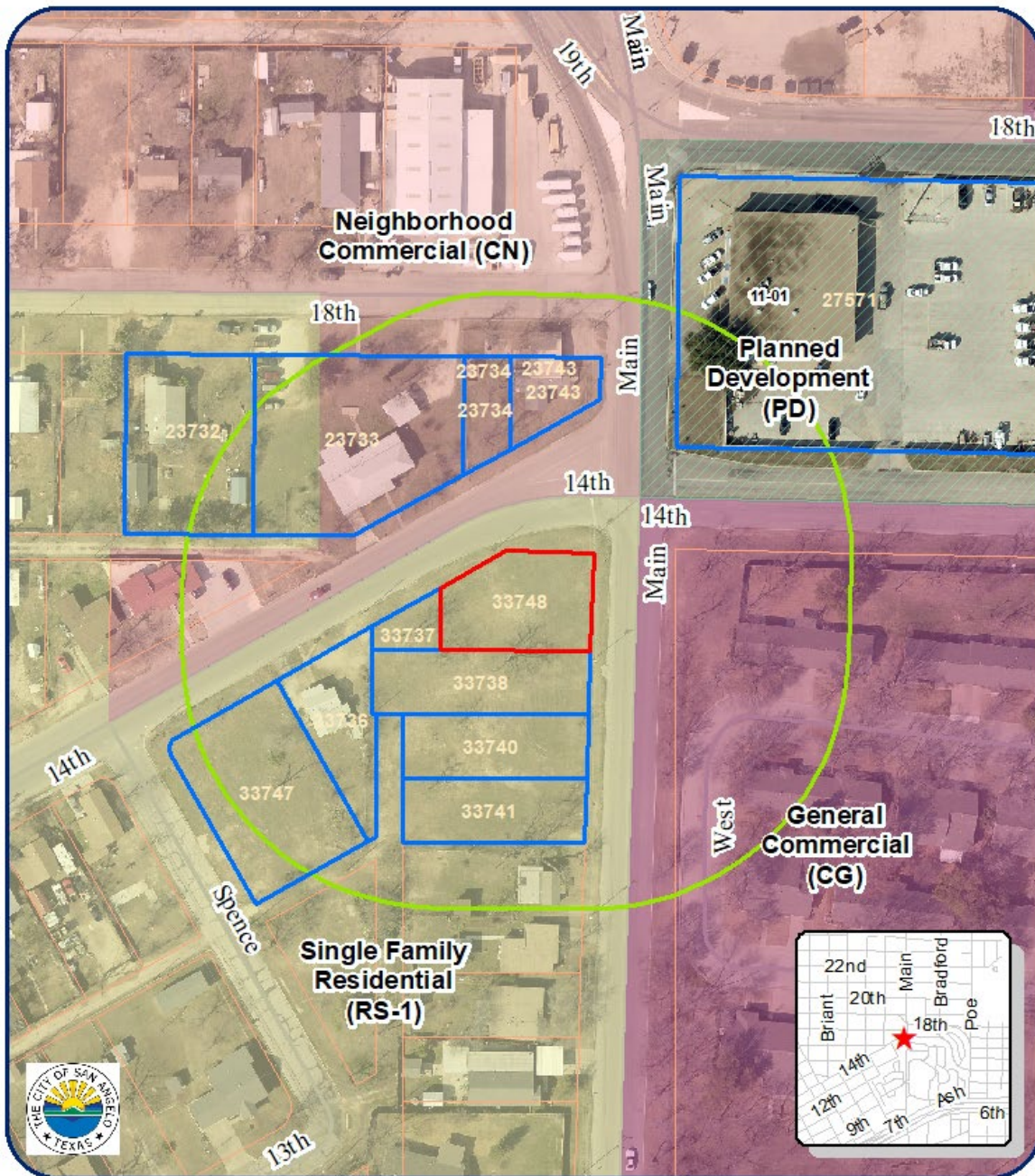
Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].

Attachments:

Aerial Map

Preliminary Plat

Final Plat



Zoning Map
Z23-05 1065 N Main
 Council District: #3 Harry Thomas
 Neighborhood: Reagan
 Scale: 0.0006 0.01 0.02 0.03 0.04 Miles

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

N

Proposed Final Plat

<p>Second Amendment of Lots 41, 42, 43 and 44, Block 5 Chapman's Resubdivision and Replat of the North part of Block 5 Exall Addition to San Angelo, Texas Developer - San Angelo G2K Development, LLC</p> <p>Being a 0.8167 acre Second Amendment of Lots 41, 42, 43 and 44, Block 5 Chapman's Resubdivision and Replat of the North part of Block 5 Exall Addition to San Angelo, Texas, recorded in Volume 43, Page 247 of the Tom Green County Plat Records, and being the same land described in a previous document by the same name as recorded in Volume 43, Page 197 of the Tom Green County Plat Records, Volume 70, Page 316 of the Tom Green County Plat Records, and Volume 117, Page 97 of the Tom Green County Plat Records, Tom Green County, Texas.</p> <p>ACKNOWLEDGMENT/DEDICATION:</p> <p>I, _____ on behalf of San Angelo G2K Development, LLC do hereby submit this plan as the subdivision of my property and dedicate for the use of public for the statements shown hereon:</p> <p>Resurveyed by: STATE OF TEXAS COUNTY OF _____</p> <p>This instrument was acknowledged before me on this ____ day of _____, 20____ by _____</p> <p>Hereby Public State of Texas DEPARTMENT OF PLANNING Approved for recording this ____ day of _____, 20____ By _____</p> <p>DEPARTMENT OF WATER UTILITIES Approved for recording this ____ day of _____, 20____ By _____</p> <p>DEPARTMENT OF PUBLIC WORKS Approved for recording this ____ day of _____, 20____ By _____</p> <p>COUNTY CLERK Filed for recording this ____ day of _____, 20____ at _____ County Clerk of Tom Green County, Texas By _____</p> <p>This Plat is filed in Cabinet _____, Side _____ Plat Records of Tom Green County, Texas</p>		<p>Second Amendment of Lots 41, 42, 43 and 44, Block 5 Chapman's Resubdivision and Replat of the North part of Block 5 Exall Addition to San Angelo, Texas</p>
<p>STATE OF TEXAS COUNTY OF TARRANT</p> <p>KNOW ALL MEN BY THESE PRESENTS, I, KENNETH D. RUSSEL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND FOR THE PURPOSES LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITIES LINES OR RECORDS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CITY OF GRANDE PRAIRIE REGULATIONS.</p> <p>I DO CERTIFY MY OATH, WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____</p> <p>KENNETH D. RUSSEL, P.E. 82526 R.P.S. 6280 RUSSEL ENGINEERING INC. PROJECT 23-2546</p>	<p>VICINITY MAP: SAN ANGELO, TX SCALE: 1" = 1000'</p> <p>LEGEND</p> <ul style="list-style-type: none"> ● FOUND DOCUMENT ○ SET MONUMENT — BOUNDARY LINE — 1/2" = 1" — DOTTED LINE — FENCE LINE X— X— X— — E.O.H.— ○ OPEN HEAD ELECTRIC POWER POLE ○ WINTER METER ○ SANITARY SEWER CLEANOUT ○ LUMINAIRE ○ WATER VALVE ○ TELECOMMUNICATION PEDESTAL <p>SCALE: 1" = 40'</p>	<p>PLAT FILED ADDRESS: D I R K E N ENGINEERING 1000 N. W. 10th St., Suite 100 San Angelo, TX 76901 Phone: (325) 794-1111 Fax: (325) 794-1112 Email: info@dirken.com</p> <p>PROJECT: 23-2546</p> <p>PROJECT FILE ADDRESS: 1000 N. W. 10th St., Suite 100 San Angelo, TX 76901 Phone: (325) 794-1111 Fax: (325) 794-1112 Email: info@dirken.com</p> <p>April 11, 2023 REC'D-PLANNING Planning Director City of San Angelo Municipal Building 1000 N. W. 10th St., Suite 100 San Angelo, TX 76901</p> <p>Sheet of 1 SHEETS</p> <p>2023 APR 11 2023 4:50 PM</p>

PLANNING COMMISSION – May 15, 2023

STAFF REPORT

City Council 1st reading: June 20th, 2023

City Council 2nd reading July 6th, 2023



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		ROW Abandonment – 1065 N Main St-Alley Abandonment	
SYNOPSIS:			
<p>The applicant has requested the abandonment of a public alley within property located at 1065 N. Main Street to combine multiple vacant lots and incorporate a portion of the adjacent alley. The alley being approximately 20' x 105' (unimproved) running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St. By abandoning the alleys, it would allow the applicant to consolidate the properties into a single lot and develop it commercially, pending the approval of the Rezoning and Exall Plat requests, as part of the entire project.</p>			
LOCATION:		LEGAL DESCRIPTION:	
<p>Located half a block west of N. Main St and south of E. 14th St. located half a block west of N. Main St and south of E. 14th St.</p>		<p>Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5 (Proposed)</p>	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Reagan	RS1 – Single-Family Residential	Neighborhood Center	20' x 105' (2100 sq. ft.)
THOROUGHFARE PLAN:			
<p>Alleys were approved as part of the 2nd Replat of Chapman's Addition Blk. 5, filed for record May 12, 1951, with the Tom Green County Clerk.</p>			
NOTIFICATIONS:			
<p>12 notifications mailed on April 26, 2023. Zero (0) received in support or in opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the Alley Right-of-Way Abandonment request, subject to three conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Renee Reimer, General Counsel Petitioner: Chris Berry, Berry Engineering, LLC</p>			
STAFF CONTACT:			
<p>Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 Zachary.rainbow@cosatx.us</p>			

Additional Information:

City Staff circulated all relevant municipal departments, as well as public and private utility companies. There are no existing City services within the alley area to be abandoned. City departments expressed their support for the alley abandonment subject to conditions of approval. There were no other responses.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property in April 2023, to determine the appropriateness of abandoning this public alley right-of-way.

- *Traffic patterns:* Planning Staff believes that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent landowners. A site visit confirms that the alley is non-existent.
- *Utilities:* There are no existing City utilities in the alley. Water and sewer lines are in the streets adjacent to the property.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date. As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 24 months of approval.
- *Public Benefit:* The Planning Division recommends approval only for an entire alley to “allow that space to be more effectively integrated with adjoining private property owners, in a way which would enhance the long-term upkeep and appearance of this space. Closing the entire alley would benefit all owners and not only one or a few.
- *The land has been vacant for many years and this request helps to encourage Infill Development.*

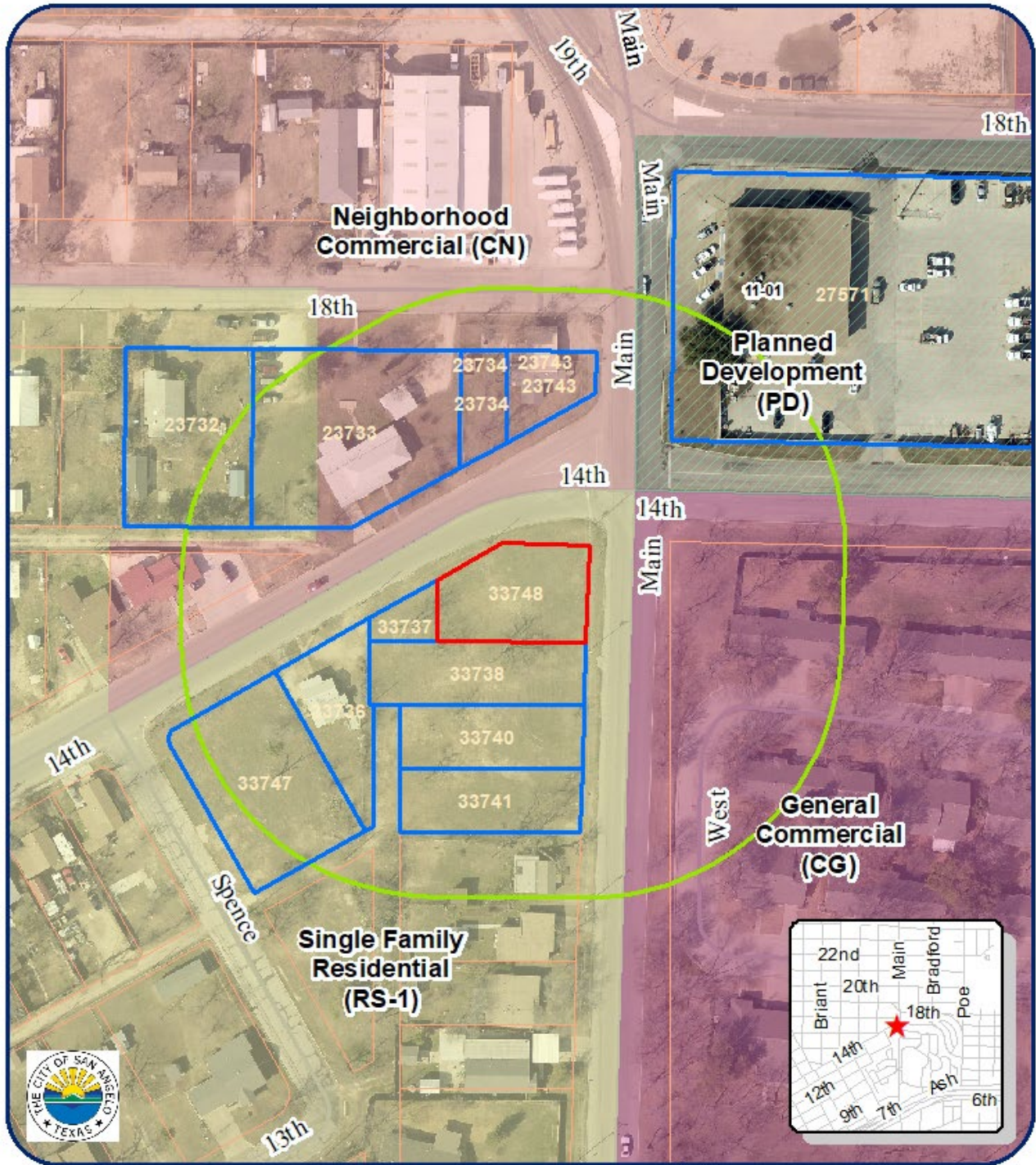
Recommendation:

Staff recommends **APPROVAL** of the proposed abandonment and vacation of all public alleys within Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5 (Proposed), **subject to three conditions of approval:**

1. Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Aerial Map
Zoning Map
Alley Abandonment Exhibit

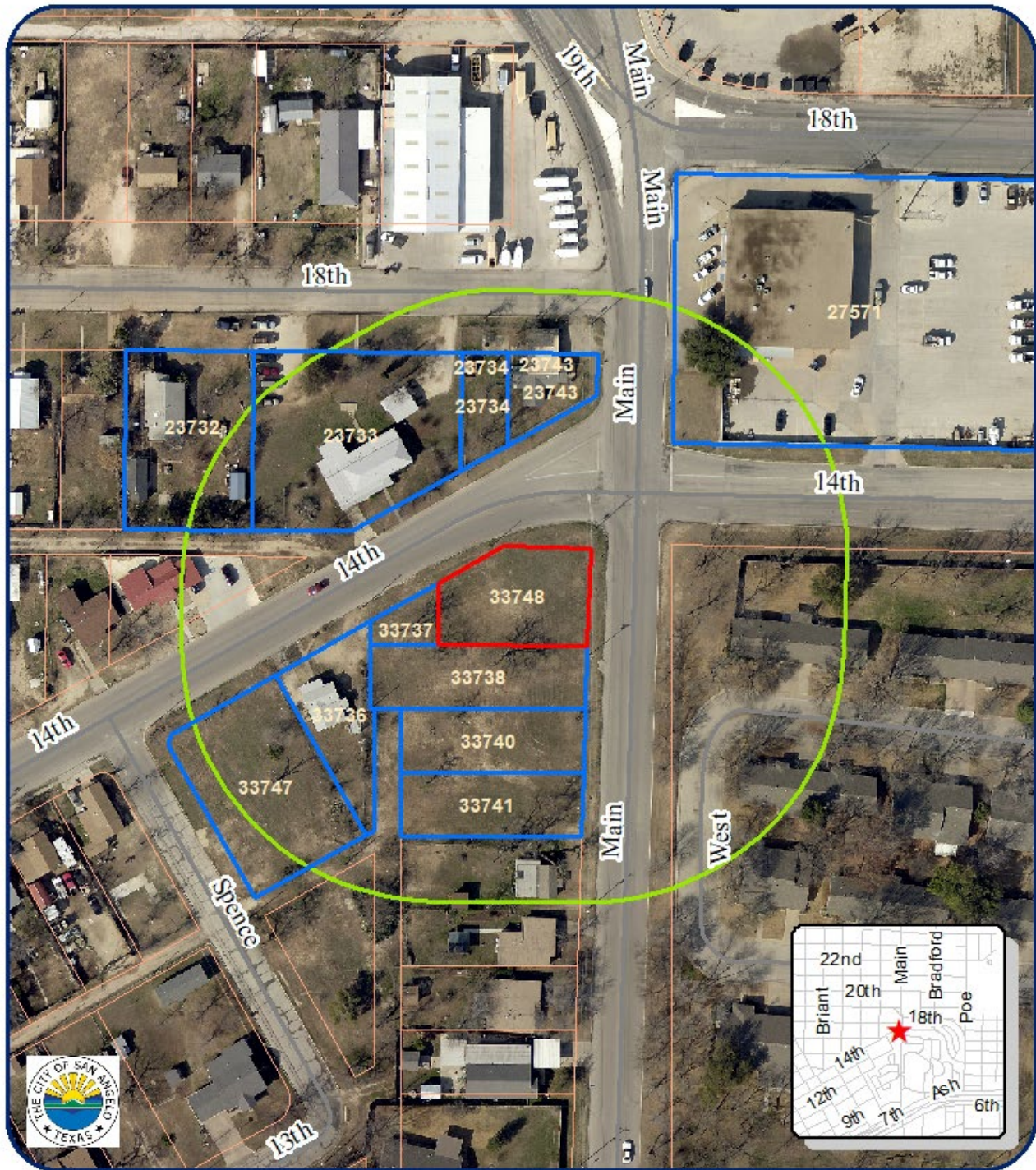


Zoning Map
Z23-05 1065 N Main
 Council District: #3 Harry Thomas
 Neighborhood: Reagan

Scale: 0.00 0.01 0.02 0.03 0.04 Miles


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

N



200' Notification Map
Z23-05 1065 N Main
 Council District: #3 Harry Thomas
 Neighborhood: Reagan
 Scale: 0.0000.01 0.02 0.03 0.04 Miles

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

N


STAFF REPORT
PLANNING COMMISSION – May 15, 2023



APPLICATION TYPE:		CASE:	
Street & Alleyway Abandonment		Abandonment of alleyways and street approximately 20' x 400' (unimproved) alleys and one (unimproved street) Rio Grande Street in Blocks 5 and 8, Roslyn Place Addition, between Millspaugh and Guthrie Street and Sherwood Way & San Antonio Street.	
SYNOPSIS:			
The applicant has applied to abandon two (2) unimproved alleys and one (1) unimproved portion of a street. The purpose of the abandonment is to allow the school to absorb the alleys and portion of the street as part of their lot. The alleys were never created and were only on the original Plat. A portion of the platted street is used as the parking lot of McGill Elementary.			
LOCATION:		LEGAL DESCRIPTION:	
201 Millspaugh St		Blk: 5, Subd: ROSLYN PLACE ADDITION, BLOCKS 5 & 8 & STREET (MC GILL SCHOOL)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #5 Karen Hesse Smith Neighborhood: Bluffs	Single-Family Residential (RS-1)	Neighborhood/Neighborhood Center	6.032 acres
THOROUGHFARE PLAN:			
Required: minimum 30' width Public Street Existing: 35' pavement width			
NOTIFICATIONS:			
27 notifications mailed within 200-foot radius on 4/28/23. Received 0 response in opposition or in favor.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the abandonment of alleyways and street approximately 20' x 400' = 16000 sq. ft. and 60' X 400' =24000 sq. ft (1 unimproved street and 2 alleys) Rio Grande Street in Blocks 5 and 8, Roslyn Place Addition, between Millspaugh and Guthrie Street and Sherwood Way & San Antonio Street. – with three conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: SAISD Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

Analysis:

City Staff and relevant municipal departments have been involved in multiple discussions concerning the proposed development and the abandonment of these alleys and the road right of way. This is part of an expansion and new construction at McGill Elementary. There is a new water being rerouted around McGill and the new construction area and placed in the street as a water line extension.

The proposed abandonment would not contradict any applicable City Ordinance. Rio Grande Street and the two alleyways have essentially been abandoned for years, ever since McGill Elementary School was originally built. This expansion is just cleaning up an existing situation.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the street abandonment. In fact, the removal of the portion of Rio Grande is a correction issue that technically removes this portion of street from the inventory.
- *Utilities:* Utility providers will not be affected.
- *Community Impact:* Staff sees no negative community impact if this street portion is abandoned.
- *Public Benefit:* Abandoning this street portion would meet the public need to correct an existing situation, clean up city and school records and better define the present condition.

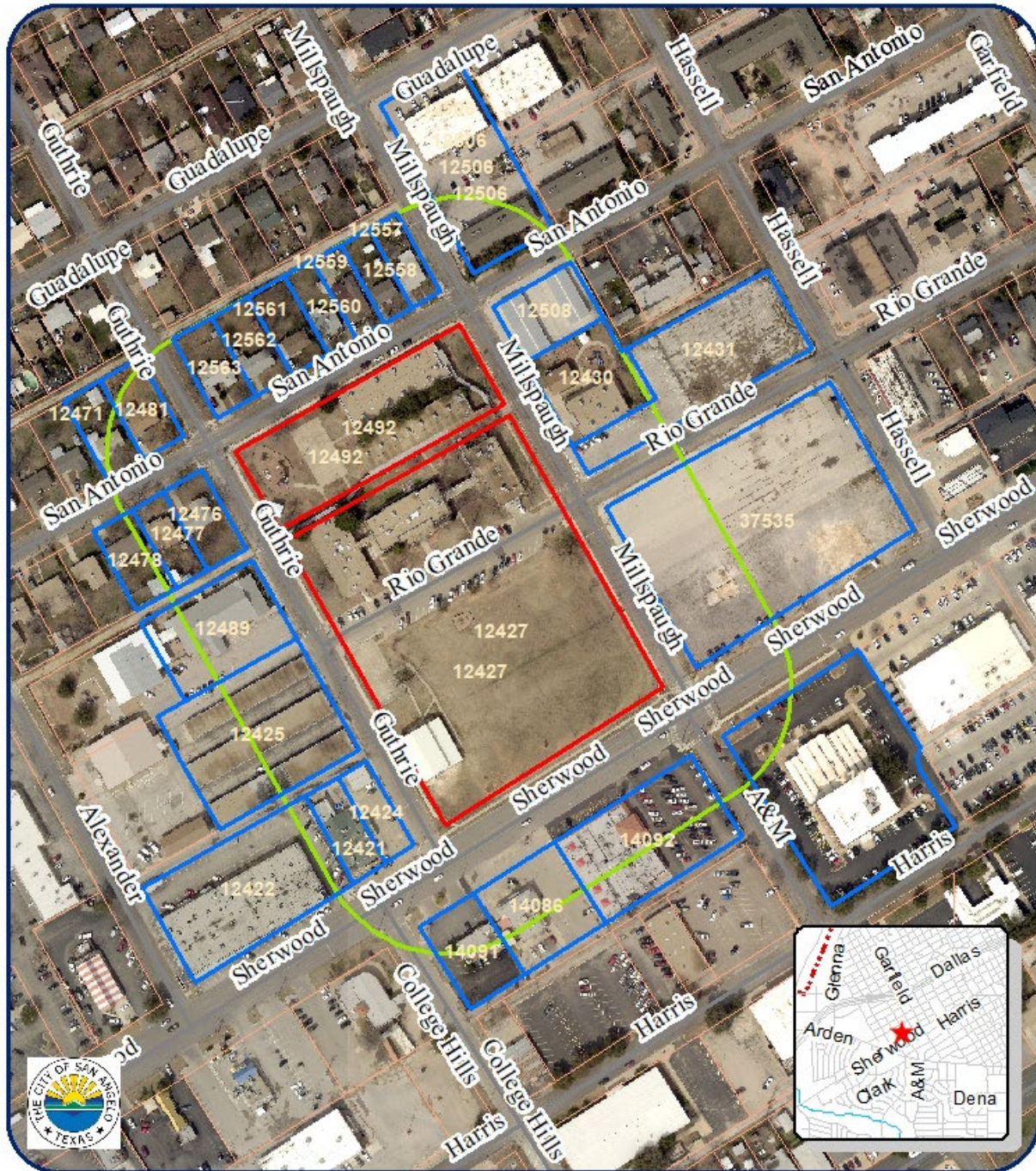
Recommendation:

Staff recommends **the following conditions** of the Right-of-Way Abandonment of 40,000 ft. of alley and street right of way (24,000 sq. ft. of Rio Grande Street, and 16,000 sq. ft. of two alleyways) between Millspaugh and Guthrie Streets and Sherwood Way & San Antonio Street.

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance.
2. Remit the required fee per the City's then current schedule of fees.
3. After approval of the associated plat and payment, verify the recordation of quitclaim deed(s) effectively completing the City's claim to the entirety of the abandoned alley(s) and street ROW shall be provided.

Attachments:

Aerial Map
Abandonment Area Plan
Concept Plan



200' Notification Map
201 Millspaugh Alley & Street Aband.

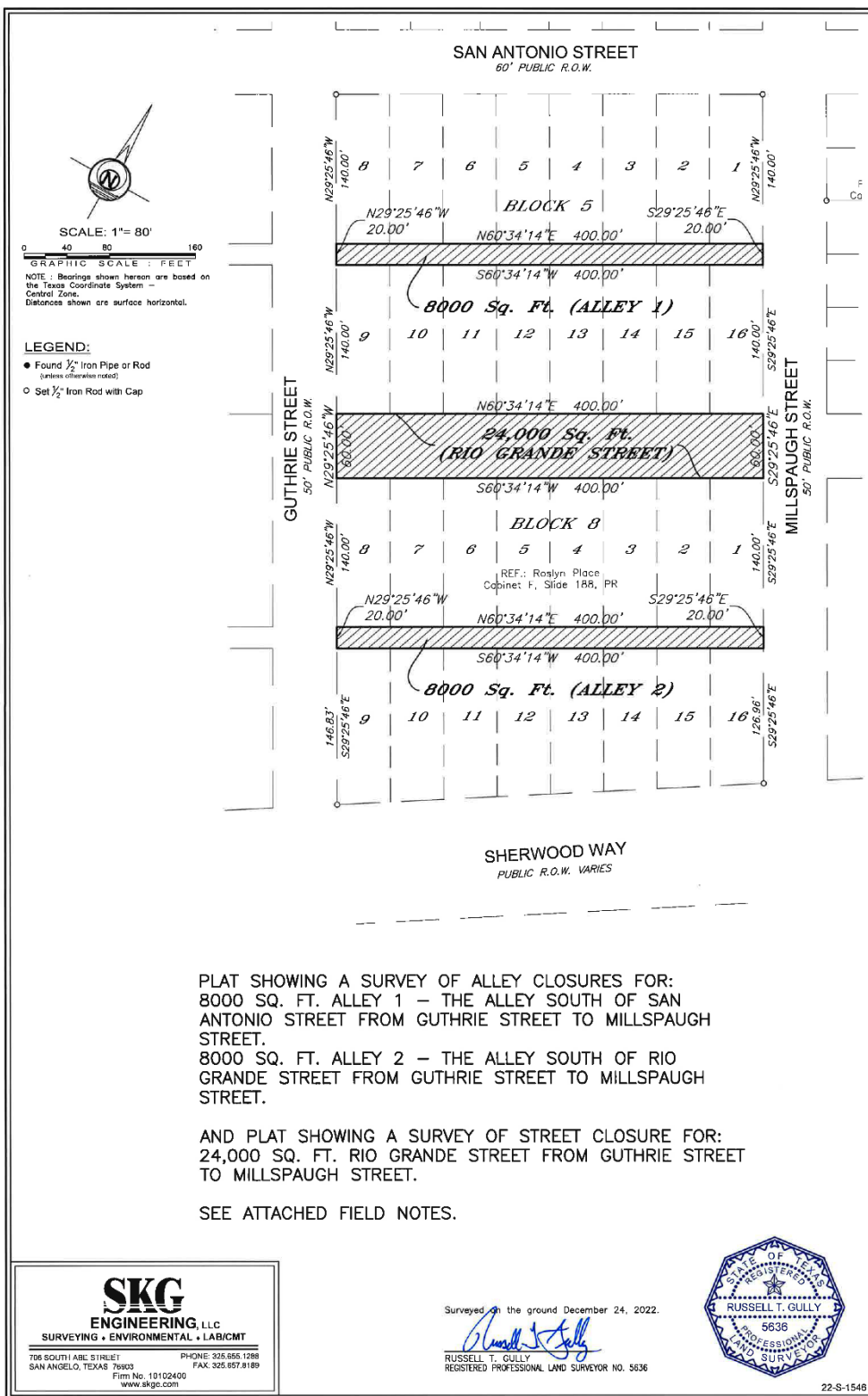
Council District: #5 Karen Hesse Smith
 Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

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

N

Abandonment Area Plan



**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		FP23-21 –McGill Elementary School Addition, Section 1	
SYNOPSIS:			
<p>The applicant has requested approval of a Final Plat of McGill Elementary School Addition, Section One, for property located at 201 Millspaugh Street. This final plat is to incorporate the abandoned alleys and street, (approximately 20' x 400' (unimproved) alleys, and Rio Grande Street (unimproved street), in Blocks 5 and 8, Roslyn Place Addition, and located between Millspaugh and Guthrie Street and Sherwood Way & San Antonio Street.</p>			
LOCATION:		LEGAL DESCRIPTION:	
201 Millspaugh Street		Blk: 5, Subd: ROSLYN PLACE ADDITION, BLOCKS 5 & 8 & STREET (MC GILL SCHOOL)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND	SIZE:
SM District: #5 Karen Hesse Smith Neighborhood: Bluffs	Single-Family Residential (RS-1)	Neighborhood/ Neighborhood Center	6.032 acres
THOROUGHFARE PLAN:			
<p>Required: minimum 30' wide Public Street Existing: 35' pavement width</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the Final Plat of McGill Elementary School Addition Section One – with one condition of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: SAISD Petitioner: SKG Engineering, LLC</p>			
STAFF CONTACT:			
<p>Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us</p>			

Conformity with Comprehensive Plan and Purpose Statements: The proposed Final Plat will incorporate the non-improved alleyways and the portion of Rio Grande Street that is already used as a parking lot.

Recommendation: Staff recommends **APPROVAL** of the Final Plat of McGill Elementary School Addition, Section One – with **one condition 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].

Note: Drainage study is required if the net increase in the impervious area is greater than 5%.

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



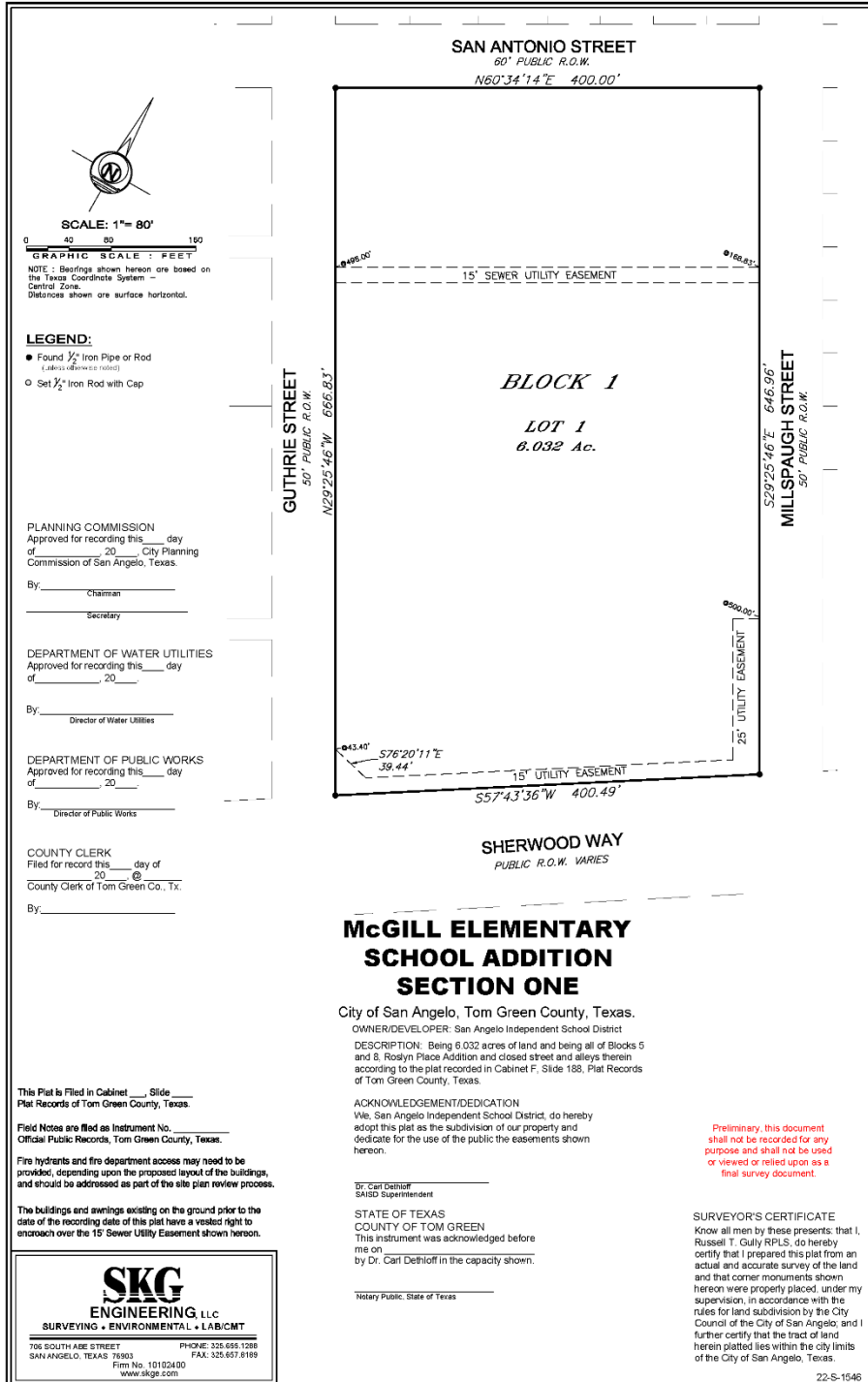
Aerial Map
201 Millspaugh Alley & Street Aband. Subject Properties: —

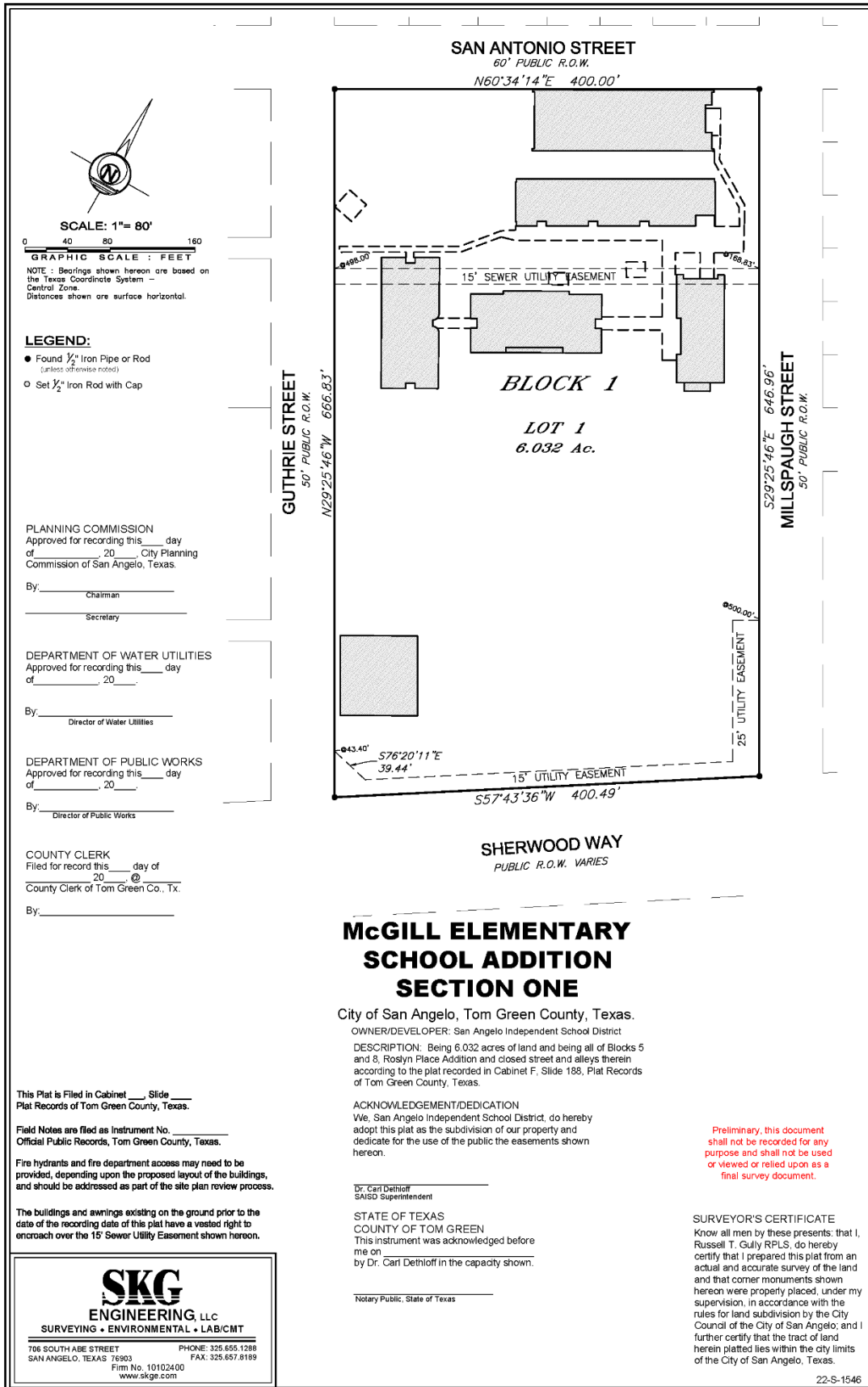
Council District: #5 Karen Hesse Smith
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.04 0.06 0.08
Miles

N
▲

Proposed Final Plat





**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU23-09: 3030 S. Chadbourne	
SYNOPSIS:			
<p>A request for approval of a Conditional Use (CU) to allow a Short-Term Rental (STR) as defined in Sec. 406 the Zoning Ordinance in Single-Family (RS-1) Residential Zoning, located at 3030 S. Chadbourne Street.</p>			
LOCATION:		LEGAL DESCRIPTION:	
3030 S. Chadbourne St.		Abst: A-0157 S-0167, Survey: WM ETZEL, REMAINING 34.4690 ACRES OUT OF A TOTAL OF 36.4690 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Glenmore Neighborhood		R&E- Ranch & Estate	N- Neighborhood
			SIZE:
			36.469 acres
THOROUGHFARE PLAN:			
<p>Required: Minimum 30' wide Public Street Existing: 45' wide</p>			
NOTIFICATIONS:			
Five (5) notifications mailed within 200-foot radius on 4/28/23. No responses in favor or in opposition.			
STAFF RECOMMENDATION:			
<p>Staff's recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a Short-Term Rental at 3030 S Chadbourne St.</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Debbie Farr</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 STR's 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 Ranch & Estate (R&E) zoning and appears to be compatible with a short term rental.
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 a single-family home.
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 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.

Recommendation:

Staff's recommendation is for the Planning Commission to **APPROVE** a Conditional Use to allow for a Short-Term Rental in the Ranch & Estate (R&E) Zoning, **subject to the following three Conditions of Approval:**

1. The owners shall maintain the required two (2) 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.

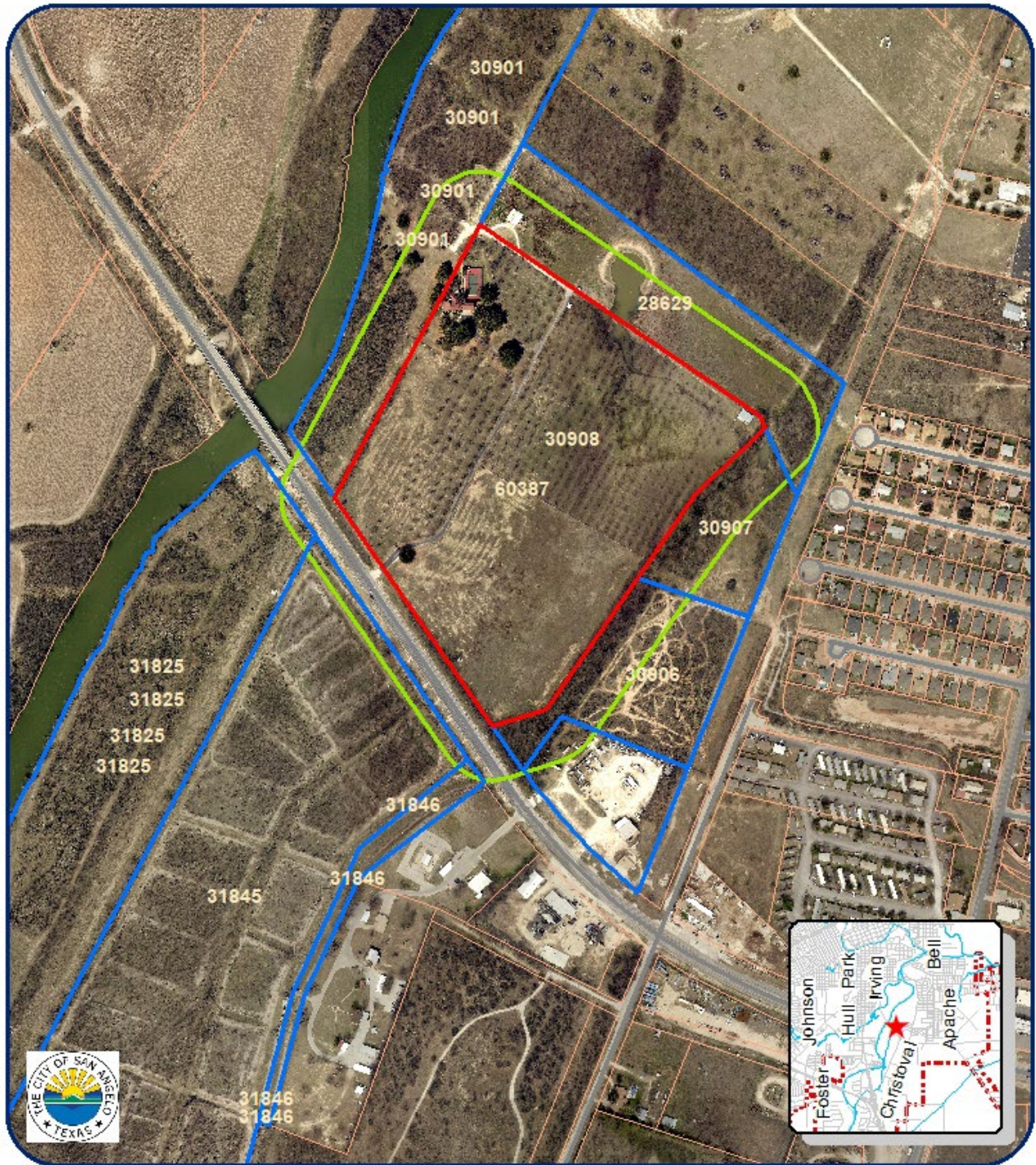
Note:

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
CU23-09 3030 S Chadbourne

Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0.020545 0.09 0.135 0.18
Miles

Subject Properties: —

200' Buffer: —

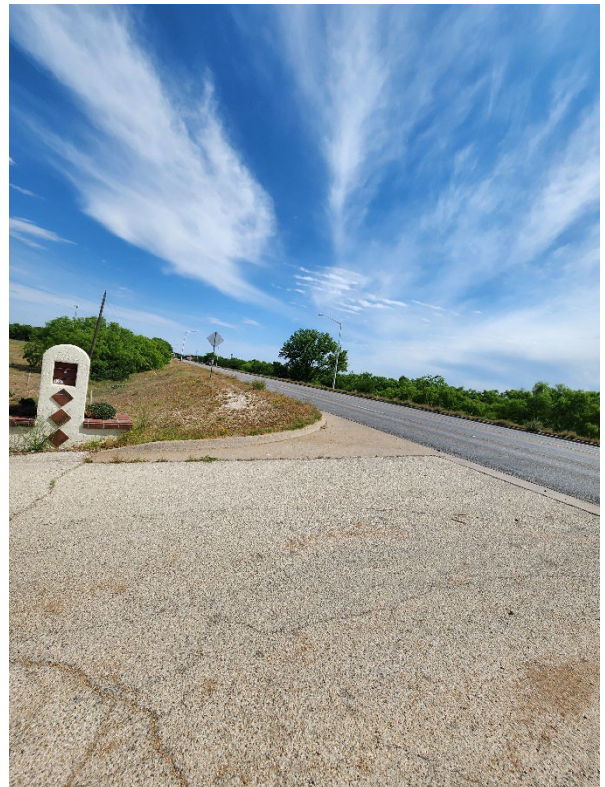
Notified Properties: —



Gated driveway to home



Street Views



**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU23-10: 3206 Webster Street	
SYNOPSIS:			
A request for approval of a Conditional Use (CU) to allow a Short-Term Rental (STR) as defined in Sec. 406 the Zoning Ordinance in Single-Family Residential (RS-1) zoning, located at 3206 Webster St.			
LOCATION:		LEGAL DESCRIPTION:	
3206 Webster St.		Lot: 33, Blk: 5, Subd: LAKE CONCHO ANNEX	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #2 – Tom Thompson Angelo Heights Neighborhood		RS1- Single-Family Residential	N- Neighborhood
			SIZE: 0.155 acres
THOROUGHFARE PLAN:			
Required: Minimum 30' Public Street Existing: 35' width			
NOTIFICATIONS:			
27 notifications mailed within 200-foot radius on 4/25/23. No responses received in favor or in opposition.			
STAFF RECOMMENDATION:			
Staff's recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a STR at 3206 Webster St.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> Silas Evans <i>Designated Operator:</i> Amanda Bouligny			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

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

1. **Impacts Minimized.** Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties. 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 STR's 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 and appears to be compatible with a short term rental.
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 Angelo Heights 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 maintain the required two (2) 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.

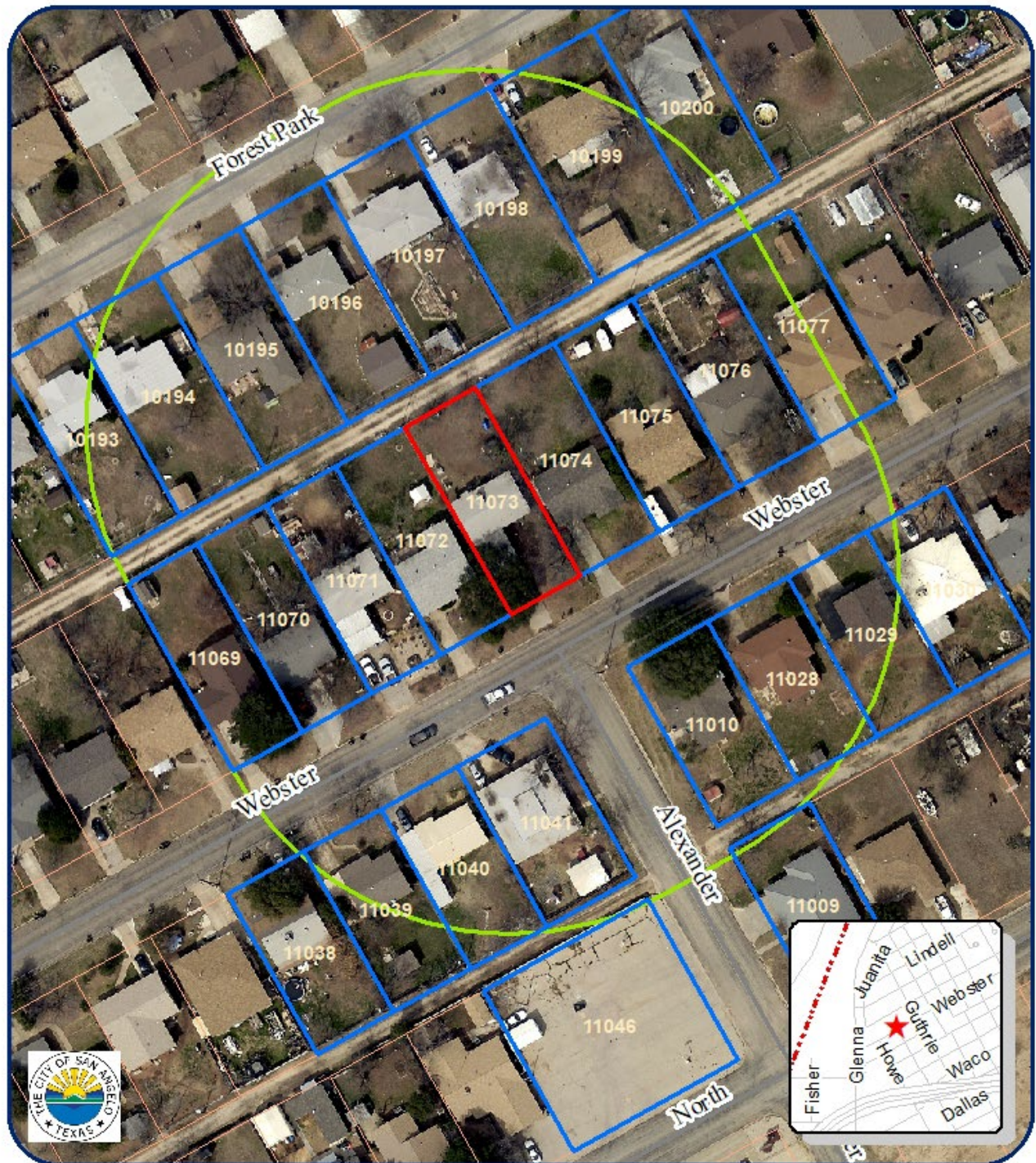
Note:

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
CU23-10 3206 Webster

Council District: #2 Tom Thompson
Neighborhood: Angelo Heights

Scale: 0.000 0.008 0.016 0.024 0.032
Miles

Subject Properties: 

200' Buffer: 

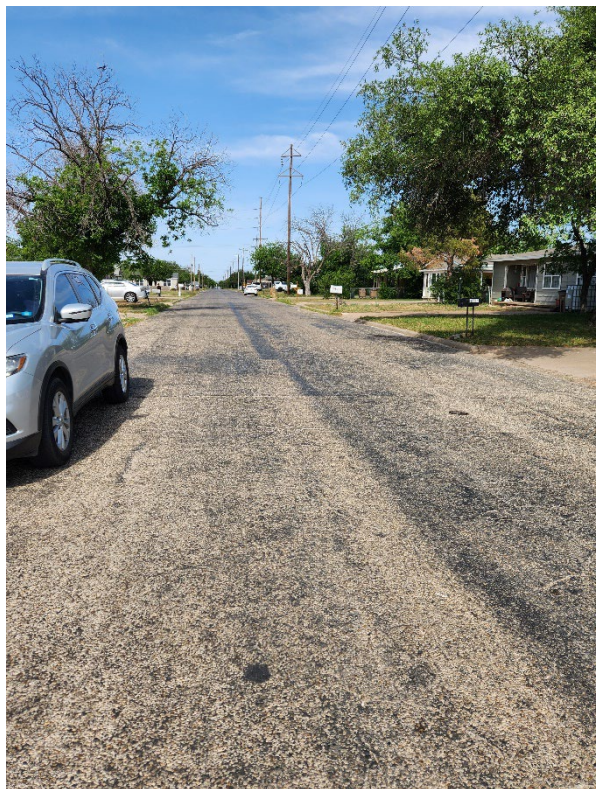
Notified Properties: 



Existing home



Street Views



**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU23-11: 3101 Sierra Dr.	
SYNOPSIS:			
A request for approval of a Conditional Use (CU) to allow a Short-Term Rental (STR) as defined in Sec. 406 the Zoning Ordinance in RS-1 residential zoning, located at 3101 Sierra Drive.			
LOCATION:		LEGAL DESCRIPTION:	
3101 Sierra Dr.		Lot: 4 SEC 14, Blk: 28, Subd: SOUTHLAND PARK ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Southland Neighborhood	RS1- Single-Family Residential	N- Neighborhood	0.194 acres
THOROUGHFARE PLAN:			
Required: Minimum 30' Public Street Existing: 35' width			
NOTIFICATIONS:			
22 notifications mailed within 200-foot radius on 4/25/23. No responses in favor or in opposition.			
STAFF RECOMMENDATION:			
Staff's recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a short-term rental at 3101 Sierra Dr.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> Lindsey & Chad Meeks			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** 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 STR's 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 Single-Family (RS1) zoning area and appears to be compatible with a short term rental.
 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 Southland 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 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
CU23-11 3101 Sierra

Council District: #1 Tommy Hiebert
Neighborhood: Southland

Scale: 0.0000 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



Existing home



Driveway in Alley



**PLANNING COMMISSION – May 15, 2023
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU23-12: 227 San Antonio St.	
SYNOPSIS:			
A request for approval of a Conditional Use to allow a Short-Term Rental (STR) as defined in Sec. 406 the Zoning Ordinance in RS-1 residential zoning, located at 2227 San Antonio St.			
LOCATION:		LEGAL DESCRIPTION:	
2227 San Antonio St.		Lot: 74, Subd: SUNSET TERRACE ADDITION, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #5 – Karen Hesse Smith Central Neighborhood		RS1- Single Family Residential	N- Neighborhood
			SIZE: 0.149 acres
THOROUGHFARE PLAN:			
Required: Minimum 30' Public Street Existing: 30' width			
NOTIFICATIONS:			
32 notifications mailed within 200-foot radius on 4/25/23. No responses in favor or in opposition.			
STAFF RECOMMENDATION:			
Staff's recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a STR at 2227 San Antonio St.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> Lindsey & Chad Meeks			
STAFF CONTACT:			
Rae Lineberry Planner I (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

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

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* 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 STR's 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 Single-Family (RS1) zoned area and appears compatible with a Short Term Rental.
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 the 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 Central 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 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.

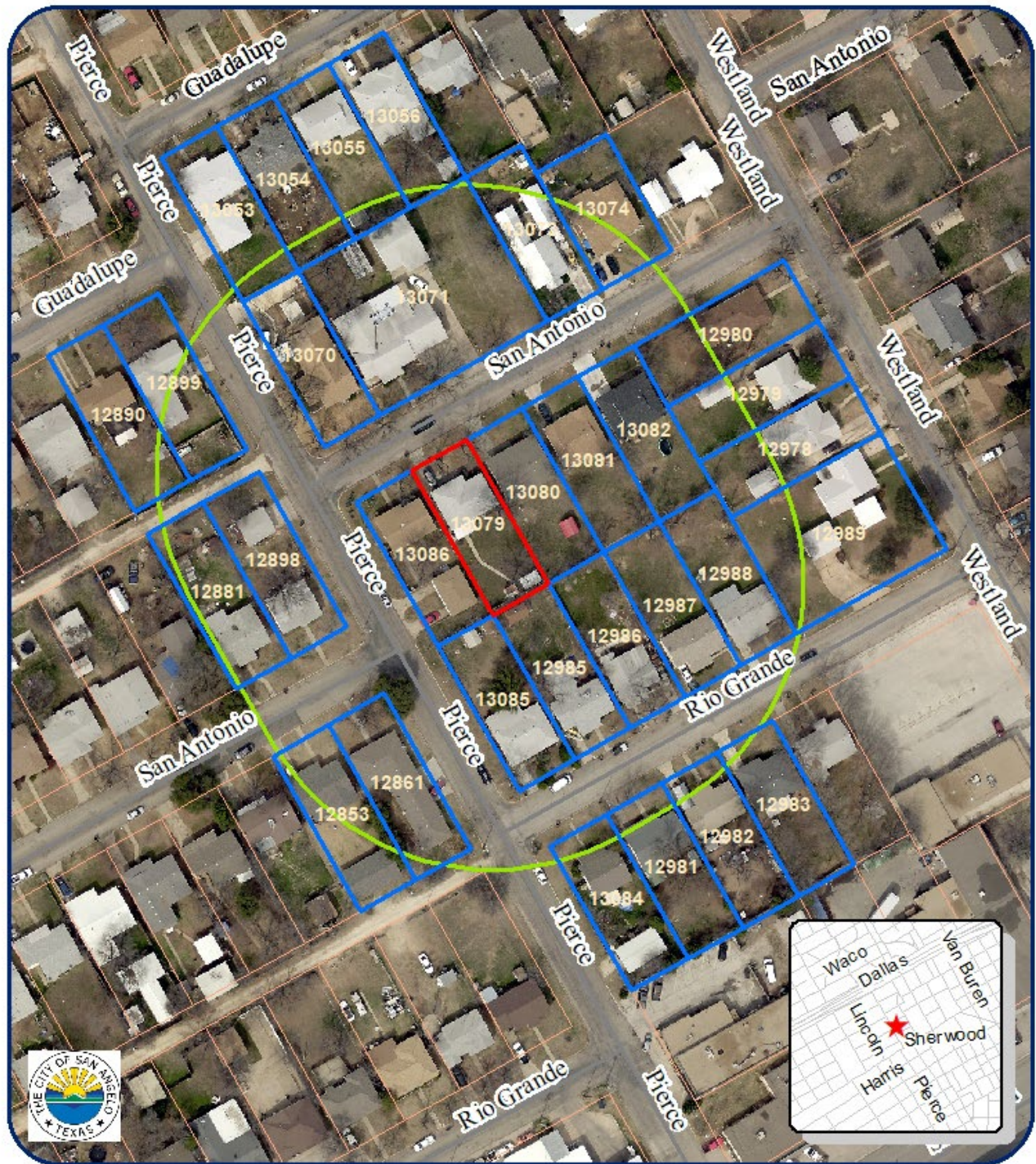
Note:

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 (2) years, and proof that hotel tax payment is not delinquent.

Attachments:

Notification Map

Site Images



200' Notification Map
CU23-12 2227 San Antonio

Council District: #5 Karen Hesse Smith
Neighborhood: Central

Scale: 0.0000.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



Existing home



Street View

