Planning Commission
7/17/2023

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on July 17, 2023 at 9:00 AM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. Consent Agenda

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment, otherwise the Consent Agenda will be considered in one vote. All items on the consent agenda have been recommended for approval by staff with no opposition received to date. Since some items on the Consent Agenda may require a public hearing, the Commission will accept public comment on any item on the Consent Agenda in one public hearing.

A. Subdivision Plats

1. RP23-20 - A request for approval of a Replat of Meadowcreek Addition, Section 1, Block 10, located on Southwest Blvd at Grama Trail.

III. Regular Agenda

A. **Subdivision Plats**
The Planning Commission has final authority for approval; appeals may be directed to the City Council.

1. FP23-29 & FP23-30 - A request for approval of a Final Plat of Arden Heights, Section 5 and Section 6, located northwest of the intersection of Arden Road and FM 2288.
2. RP23-21 - A request for approval of a final plat, FP23-31, for the Glenna Subdivision Dollar General, Lot 1, Block 1, located at 1261 and 1349 Glenna Street.
3. PP23-11 & RP23-23 - Preliminary Plat of Andrew D Smith Subdivision, Sections 1 and 2 and First Replat of Lot 3, Section 1, and Second Replat of Lot 5, Section 2, Andrew D Smith Subdivision, located in the 100 block of Media Street and the 1200 block of Luna Street.

B. **Rezonings and Comprehensive Plan Amendments**
City Council has final authority for approval of rezonings and amendments to the Comprehensive Plan.

1. PD05-03 Amendment - A request to amend an existing Planned Development Ordinance, PD05-03, to allow institutional and civic uses in area C, a residential district, subject to certain conditions, located at 5687 Melrose Ave.
2. CP23-02 & PD23-04 - A request for an amendment to the Comprehensive Plan changing from Neighborhood to Neighborhood Center and rezoning from RS-1 (Single Family Residential), RS-2 (Two-Family Residential), and CG/CH (General Commercial/Heavy

Commercial) to a Planned Development District, allowing RS-1, RS-2, and Neighborhood Commercial uses subject to certain conditions and limitations, located along and approximately one block on either side of the 4000, 4100, and 4200 blocks of Coliseum Drive.

3. Z23-07 - A request for a rezoning from the Heavy Commercial (CH) zoning district to the Neighborhood Commercial (CN) zoning district, being 2.473 acres, located at 1261 and 1349 Glenna Street.
4. Z23-08 - A request for approval of a rezoning from the Ranch & Estate (R&E) zoning district to the Single-Family Residential (RS-1) zoning district on property located at the northwest corner of Arden Road & FM 2288.

C. **Conditional Uses**
The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.

1. CU23-30 - A request for approval of a short-term rental located at 2506 Sleepy Hollow Rd.
2. CU23-33 - A request for a Conditional Use for an animal training facility, dog daycare, and an overnight kennel, located at 749 Warehouse Road.

IV. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

V. Planning Director's Report

VI. Follow Up and Administrative Issues

A. **Announcements and consideration of future agenda items**
The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **August 21, 2023** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas,

Jon James, Director of Planning and Development Services

All agenda items are subject to action. The Planning Commission reserves the right to consider business out of posted order.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending board or commission meetings. To better serve you, requests should be received 48 hours prior to

the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

MEMO

Meeting Date: July 17, 2023

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Approval of a replat within RS-1 zoning, located in District 6

Background: A request for approval of a Replat of Meadowcreek Addition, Section 1, Block 10. The corner section was labeled on the original plat as a park. They are absorbing it and making it one lot.

Streets: Southwest Blvd and Blue Grama Trail meet the minimum width.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a Replat of Replat of Meadowcreek Addition, Section 1, Block 10 with **one condition of approval**.

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

SCALE: 1"= 40'

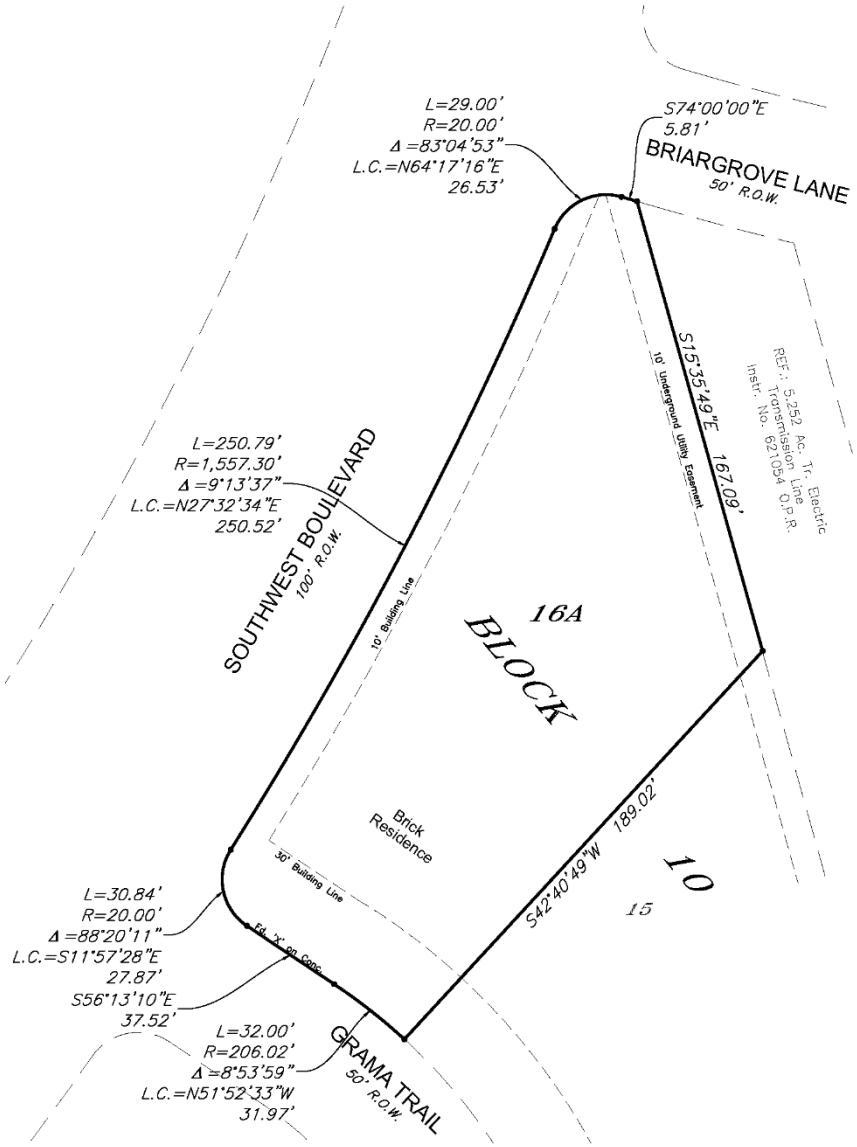
0 20 40 80

GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on the Plat of Record.

LEGEND:

- Found ½" Iron Pipe or Rod (unless otherwise noted)
- Set ½" 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

FIRST REPLAT IN BLOCK 10 MEADOWCREEK ADDITION SECTION ONE

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Catholic Diocese

DESCRIPTION: Being Lot 16 and the Park Area, Block 10, Meadow Creek Addition, Section One, recorded in Volume 3, Page 343, Plat Records of Tom Green County, Texas.

Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

ACKNOWLEDGEMENT/DEDICATION
We, the Catholic Diocese, do hereby adopt this plat as the subdivision of our property.

_____
Most Rev. Michael Sis
Bishop

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Most Rev. Michael Sis 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.

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

By:_____

This Plat is Filed in Cabinet ___, Slide ____ Plat Records of Tom Green County, Texas.

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

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

23-S-0583

PLANNING COMMISSION – JULY 17, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	Arden Heights FP23-29 (Section 5) & FP23-30 (Section 6)

SYNOPSIS:

The applicant has submitted the final plats for Section 5 & Section 6 of the Arden Heights Subdivision laying out single-family residential lots of one-half acre or larger, located of Bosque Drive, northwest of the intersection of Arden Rd and FM 2288. The proposed final plat FP23-29, Section 5 comprises 14 lots over 10.742 acres and proposed final plat FP23-30, Section 6 comprises 15 lots over 9.590 acres. The plats will have direct, abutting access to FM 2288 through the construction of a new minor collector street, Bosque Drive. All other streets will be local streets to be constructed to minimum standards. No variances have been requested. Sidewalk ramps will be required where Bosque Drive meets FM 2288, a major arterial street, as required (see additional information).

LOCATION:	LEGAL DESCRIPTION:
Northwest of Arden Rd and FM 2288.	Being 9.590 acres and 10.907 acres out of 100.355 acres in the A. B. & M Survey No. 3, Abstract No. 24, and in the B. S. & F Survey No. 5,

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #6 – Larry Miller Neighborhood: Bluffs	RS-1 proposed	N – Neighborhood,	Final 20.332

THOROUGHFARE PLAN:

- Bosque Drive (minor collector street) – required: 60’ ROW, 48 paving; proposed
- All internal new local streets – required 50’ or min. 40’ ROW; 40’ or 36’ with a sidewalk; proposed: 50’ ROW; 40’ paving width.

STAFF RECOMMENDATION:

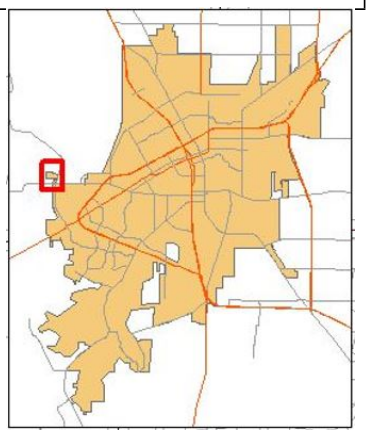
Staff recommends **APPROVAL** of a final plat of Arden Heights, Section 5 subject to **eight conditions of approval** and recommends **APPROVAL** of Arden Heights, Section 6, subject to **nine conditions of approval.**

PROPERTY OWNER/PETITIONER:

Owner: West Texas Land Guys, San Angelo, LLC
Petitioner: Russell Gully, P.E., RLS
SKG Engineering, LLC

STAFF CONTACT:

Sherry L. Bailey
Senior Planner
(325) 657-4210, Extension 1546
sherry.bailey@cosatx.us



Additional Information: the southeast 26.71 acres within the Preliminary Plat is already within the city limits and the remainder will be annexed in future. The applicant(s) have filed a separate application to rezone this portion from Ranch and Estate (R&E) to Single-Family Residential (RS-1) to allow single-family homes on smaller lots with City services in the future.

Recommendations:
Staff recommends **APPROVAL** of a final plat of Arden Heights, Section 5, subject to **eight conditions of approval:**

1. TAX CERTIFICATE
   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. WASTEWATER
   Currently sewer mains do not exist within 200 ft of property so septic system installation is permitted on lots having area greater than 20,000 sf. 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. Copy of approval must be provided to City staff. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366]

3. NECHES ST
   Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Neches Street, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

4. BOSQUE DR
   Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Bosque Street, meeting the requirements for a Minor Collector roadway with a minimum 48 feet of pavement with no sidewalk, or 40 feet of pavement width with a sidewalk meeting City requirements on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

5. WATER
   Contingent upon intent to petition for annexation and utilization of City Water distribution: Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of water mains with required service connections at each lot and complete the installation in accordance with the

approved version of these plans. [Land Development and Subdivision Ordinance Chapters 11.1.B and 12.1.B; respectively] Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

6. DEAD END STREETS
   Provide a temporary turnaround for dead-end streets, as required. [Land Development and Subdivision Ordinance, Chapter 9, Section III.C]. If adjacent property not owned by the same entity (or without an agreement to use that property), the turnaround must be within the plat boundaries with easements on adjacent lots reverting to owners at time of a street extension.

7. DRAINAGE
   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 this study deems public improvements necessary, 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]

8. Fire Hydrants/Fire Department Access
   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. [2021 International Fire Code, Section 507.5, and Appendix]

Staff recommends **APPROVAL** of a final plat of Arden Heights, Section 6, subject to **nine conditions of approval:**

1. TAX CERTIFICATE

   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. WASTEWATER
   Currently sewer mains do not exist within 200 ft of property so septic system installation is permitted on lots having area greater than 20,000 sf. 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. Copy of approval must be provided to City staff. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366]

3. NAVIDAD ST
   Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Navidad Street, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval

of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

4. BOSQUE DR
Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Bosque Street, meeting the requirements for a Minor Collector roadway with a minimum 48 feet of pavement with no sidewalk, or 40 feet of pavement width with a sidewalk meeting City requirements on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

5. WATER
Contingent upon intent to petition for annexation and utilization of City Water distribution: Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of water mains with required service connections at each lot and complete the installation in accordance with the approved version of these plans. [Land Development and Subdivision Ordinance Chapters 11.1.B and 12.1.B; respectively] Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

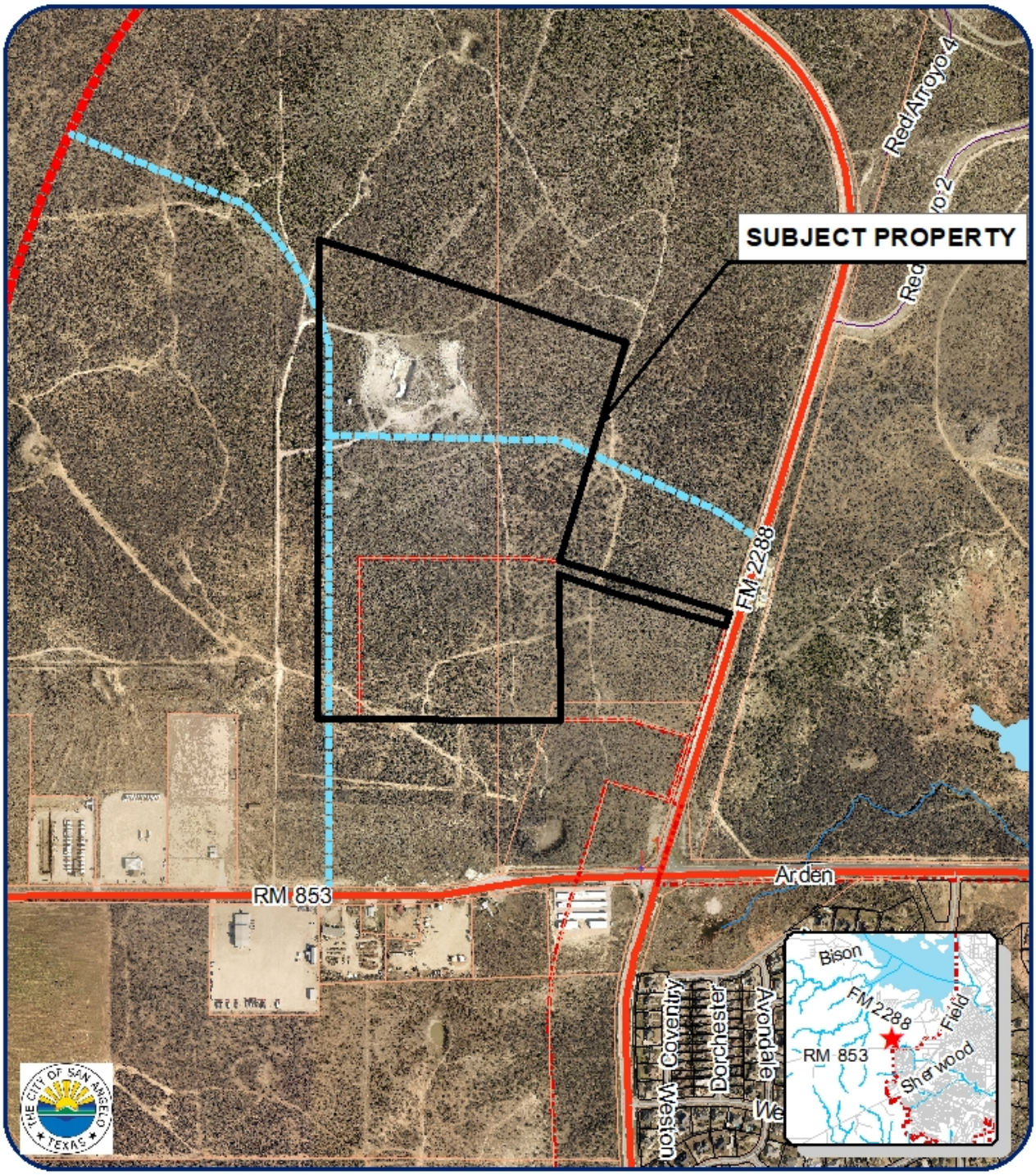
6. DEAD END STREETS
Provide a temporary turnaround for dead-end streets, as required. [Land Development and Subdivision Ordinance, Chapter 9, Section III.C]. If adjacent property not owned by the same entity (or without an agreement to use that property), the turnaround must be within the plat boundaries with easements on adjacent lots reverting to owners at time of a street extension.

7. DRAINAGE
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 this study deems public improvements necessary, 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]

8. Fire Hydrants/Fire Department Access
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. [2021 International Fire Code, Section 507.5, and Appendix]

9. TXDOT ACCESS
Access to FM 2288 is controlled by the Texas Department of Transportation. Prior to plat recordation, coordinate intersection plans with TXDOT and provide documentation of approval to the City.

Attachments: Aerial Map, Final Plats



Preliminary and Final Plats

Arden Heights

Council District 6 - Larry Miller
Neighborhood: Bluffs
Scale: 1 " approx. = 800 ft

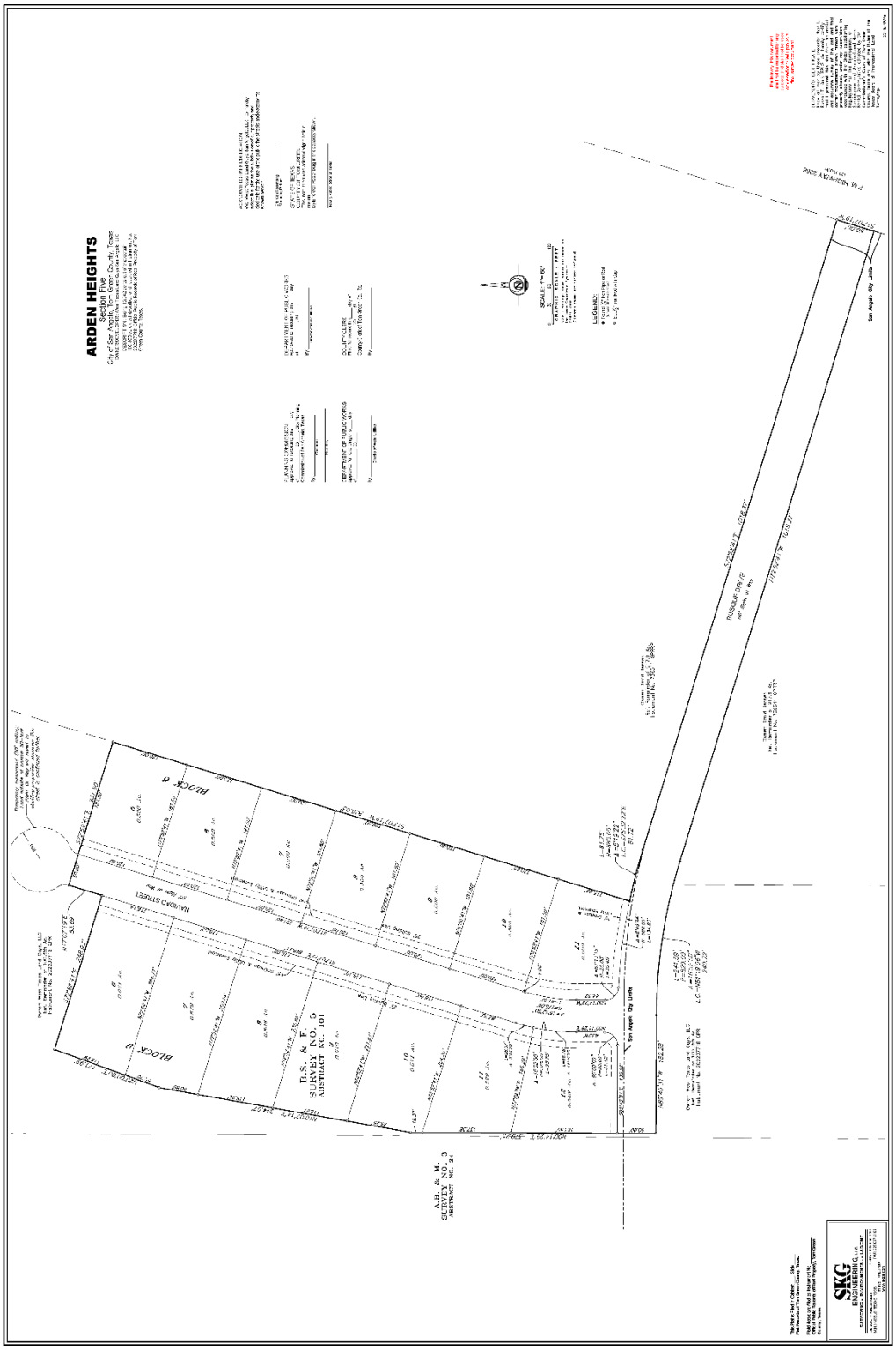
NW of Arden Rd/FM 1288

N

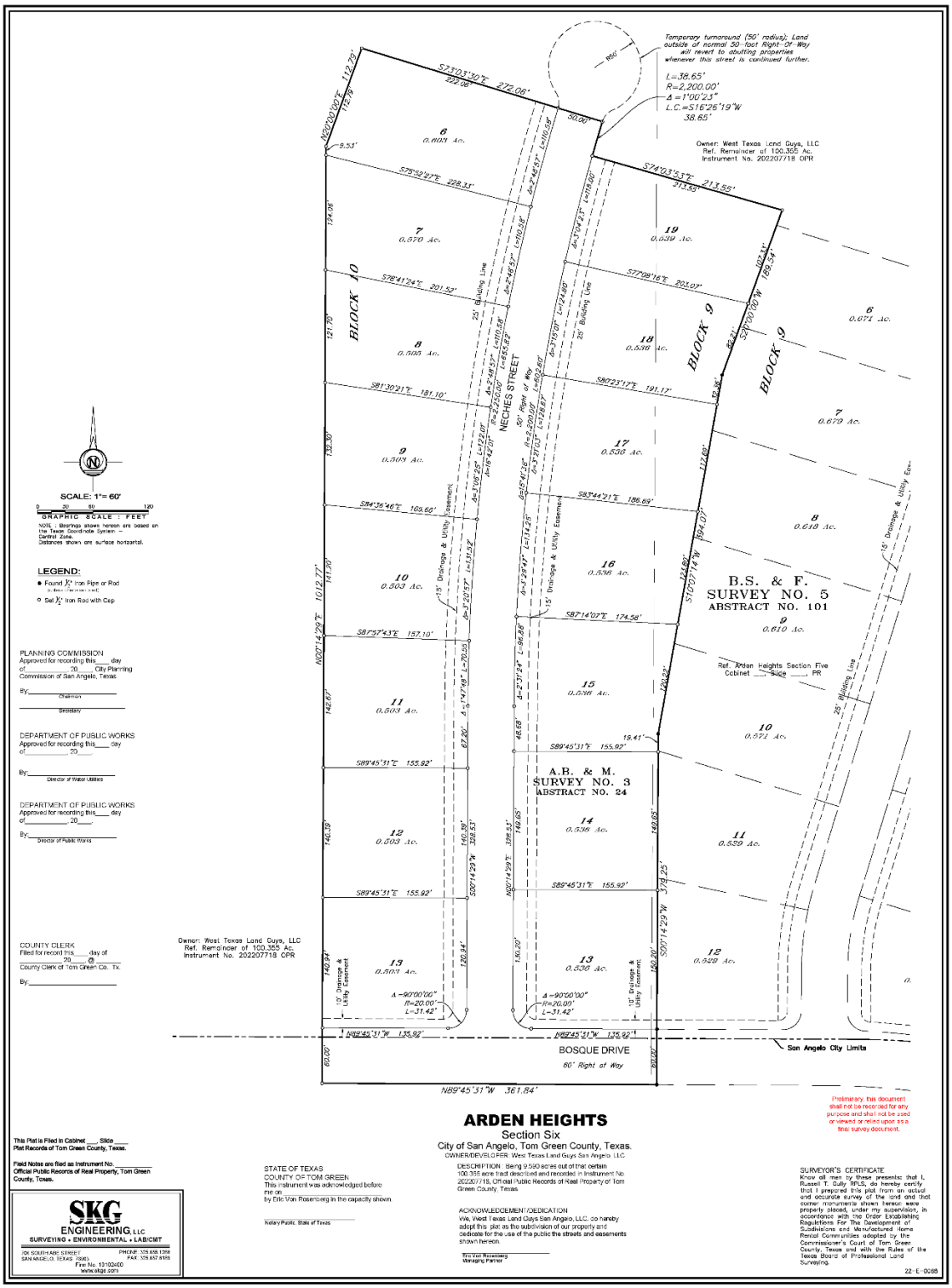
Legend

Subject Properties:
Current Zoning: **R&E**
Requested Zoning Change: **RS-1**
Vision: **Neighborhood, Commercial & Transitional**

FINAL PLAT SECTION 5



FINAL PLAT SECTION 6



PLANNING COMMISSION – July 17, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP23-31, Glenna Subdivision Dollar General Lot 1, Block 1

SYNOPSIS:

The applicant has applied to combine two abstract tracts into one lot for development of commercial property.

LOCATION:	LEGAL DESCRIPTION:
One lot facing 1261 and 1349 Glenna St.	Glenna Subdivision Dollar General Lot 1, Block 1

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: 2 Tom Thompson Neighborhood: Angelo Heights	CH	N – Neighborhood Center	2.246 acres

THOROUGHFARE PLAN:

Glenna St. – This is a minor arterial in the existing thoroughfare plan. Currently ROW is variable with widest distance at 65'; standard minimum width is 68'. Paving width is consistent with curb and gutter at 48.5 at back of curbing; standard minimum width is 48' for arterial roadways. Requires sidewalks.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** subject to **seven conditions of approval.**

PROPERTY OWNER/PETITIONER:

Owner: Terry Blair
Petitioner: Berry Engineers, LLC

STAFF CONTACT:

Aaron Vannoy
Assistant Director of Planning and Development Services
(325) 657-4210, Extension 1542
Aaron.vannoy@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create one commercial lot. The property is currently zoned Heavy Commercial (CH) but with a pending request for Neighborhood Commercial (CN) zoning, consistent with the neighborhood policies of the 2009 Update to the City Comprehensive Plan. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: Staff recommends **APPROVAL** of the Glenna Subdivision Dollar General Lot 1, Block 1 with the following seven conditions. Prior to plat recordation:

1. 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. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
   Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
3. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
   Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. 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]
5. A drainage study shall be submitted. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]
6. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks on Glenna Street and complete the installation in accordance with the approved version of these plans [Chapter 9.V., Land Development and Subdivision Ordinance and Chapter 11.I.B, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
7. Prepare and submit plans for approval, illustrating the proposed installation of fire hydrant(s) as necessary to serve this area, and complete the installation in accordance with the approved version of these plans [2015 International Fire Code Section 507.5.1].

Attachments:
Aerial Map
Proposed Final Plat

Aerial Map

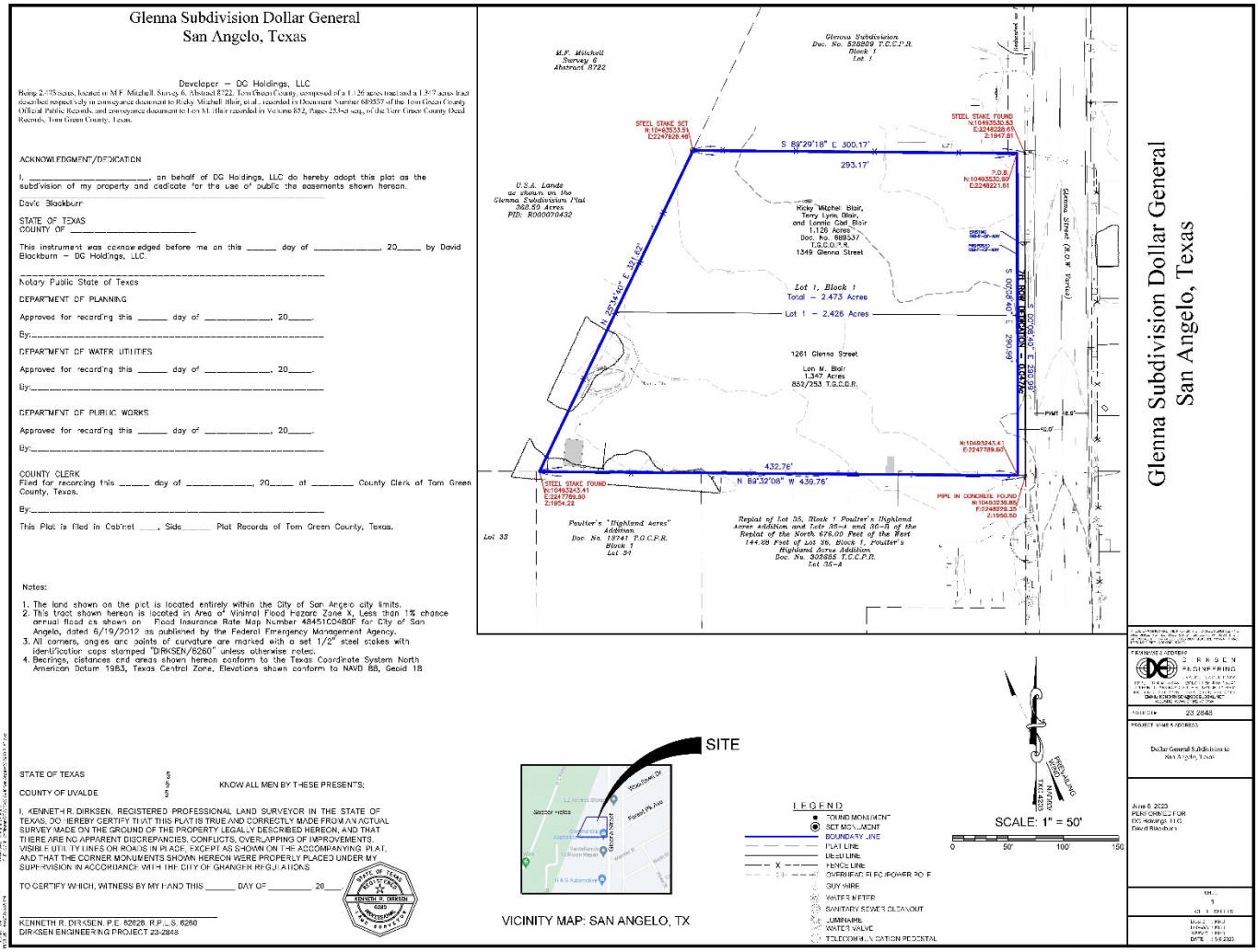
Aerial Map
Z23-07 1349 Glenna St
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.00 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Map

Final Plat


Glenna Subdivision Dollar General
San Angelo, Texas
Developer – DG Holdings, LLC
ACKNOWLEDGMENT/DEDICATION
STATE OF TEXAS
COUNTY OF
Notary Public State of Texas
DEPARTMENT OF PLANNING
DEPARTMENT OF WATER UTILITIES
DEPARTMENT OF PUBLIC WORKS
COUNTY CLERK
Notes:
1. The land shown on the plat is located entirely within the City of San Angelo city limits.
2. This tract shown hereon is located in Area of Minimal Flood Hazard Zone X, Less than 1% chance annual flood as shown on Flood Insurance Rate Map Number 48451C0480F for City of San Angelo, dated 6/19/2012 as published by the Federal Emergency Management Agency.
3. All corners, angles and points of curvature are marked with a set 1/2" steel stakes with identification caps stamped "DIRKSEN/6260" unless otherwise noted.
4. Bearings, distances and areas shown hereon conform to the Texas Coordinate System North American Datum 1983, Texas Central Zone, Elevations shown conform to NAVD 88, Geoid 18
STATE OF TEXAS
COUNTY OF UVALDE
KNOW ALL MEN BY THESE PRESENTS:
KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2848
M.F. Mitchell Survey 6 Abstract 8722
Glenna Subdivision Doc. No. 826809 T.C.C.P.R. Block 1 Lot 1
U.S.A. Lands as shown on the Glenna Subdivision Plat 368.59 Acres PID: R000070432
Ricky Mitchel Blair, Terry Lynn Blair, and Lonnie Carl Blair 1.126 Acres Doc. No. 888337 T.G.C.O.P.R. 1349 Glenna Street
Lot 1, Block 1 Total – 2.473 Acres
Lot 1 – 2.426 Acres
1261 Glenna Street
Len M. Blair 1.347 Acres 852/253 T.G.C.O.P.R.
Poulter's "Highland Acres" Addition Doc. No. 18741 T.G.C.P.R. Block 1 Lot 34
Replat of Lot 35, Block 1 Poulter's Highland Acres Addition and Lots 35-A and 35-B of the Replat of the North 676.00 Feet of the East 144.98 Feet of Lot 36, Block 1, Poulter's Highland Acres Addition Doc. No. 305885 T.C.C.P.R. Lot 35-A
Lot 33
Glenna Street (R.O.W. Varies)
S 89°29'18" E 300.17'
293.17'
432.76'
N 89°32'08" W 439.76'
N 00°30'42" E 332.62'
S 00°30'42" E 290.99'
STEEL STAKE SET
STEEL STAKE FOUND
PIPE IN CONCRETE FOUND
P.O.B.
SITE
VICINITY MAP: SAN ANGELO, TX
LEGEND
FOUND MONUMENT
SET MONUMENT
BOUNDARY LINE
PLAT LINE
DEED LINE
FENCE LINE
OVERHEAD ELECTRIC POWER POLE
GUY WIRE
WATER METER
SANITARY SEWER CLEANOUT
LUMINAIRE
WATER VALVE
TELECOMMUNICATION PEDESTAL
SCALE: 1" = 50'
0 50' 100 150
NORTH
TEXAS COORDINATES
23-2848
June 6, 2023
PREPARED FOR
DG Holdings LLC
David Blackburn

Glenna Subdivision Dollar General
San Angelo, Texas

Developer – DG Holdings, LLC

Being 2.473 acres, located in M.F. Mitchell, Survey 6, Abstract 8722, Tom Green County, composed of a 1.126 acres tract and a 1.347 acres tract described respectively in conveyance document to Ricky Mitchell Blair, et al., recorded in Document Number 689537 of the Tom Green County Official Public Records, and conveyance document to Lon M. Blair recorded in Volume 852, Pages 253-et seq., of the Tom Green County Deed Records, Tom Green County, Texas.

ACKNOWLEDGMENT/DEDICATION

I, _____, on behalf of DG Holdings, LLC do hereby adopt this plat as the subdivision of my property and dedicate for the use of public the easements shown hereon.

_____
David Blackburn

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by David Blackburn – DG Holdings, LLC.

_____
Notary Public State of Texas

DEPARTMENT OF PLANNING

Approved for recording this _____ day of _____, 20____.

By:_____

DEPARTMENT OF WATER UTILITIES

Approved for recording this _____ day of _____, 20____.

By:_____

DEPARTMENT OF PUBLIC WORKS

Approved for recording this _____ day of _____, 20____.

By:_____

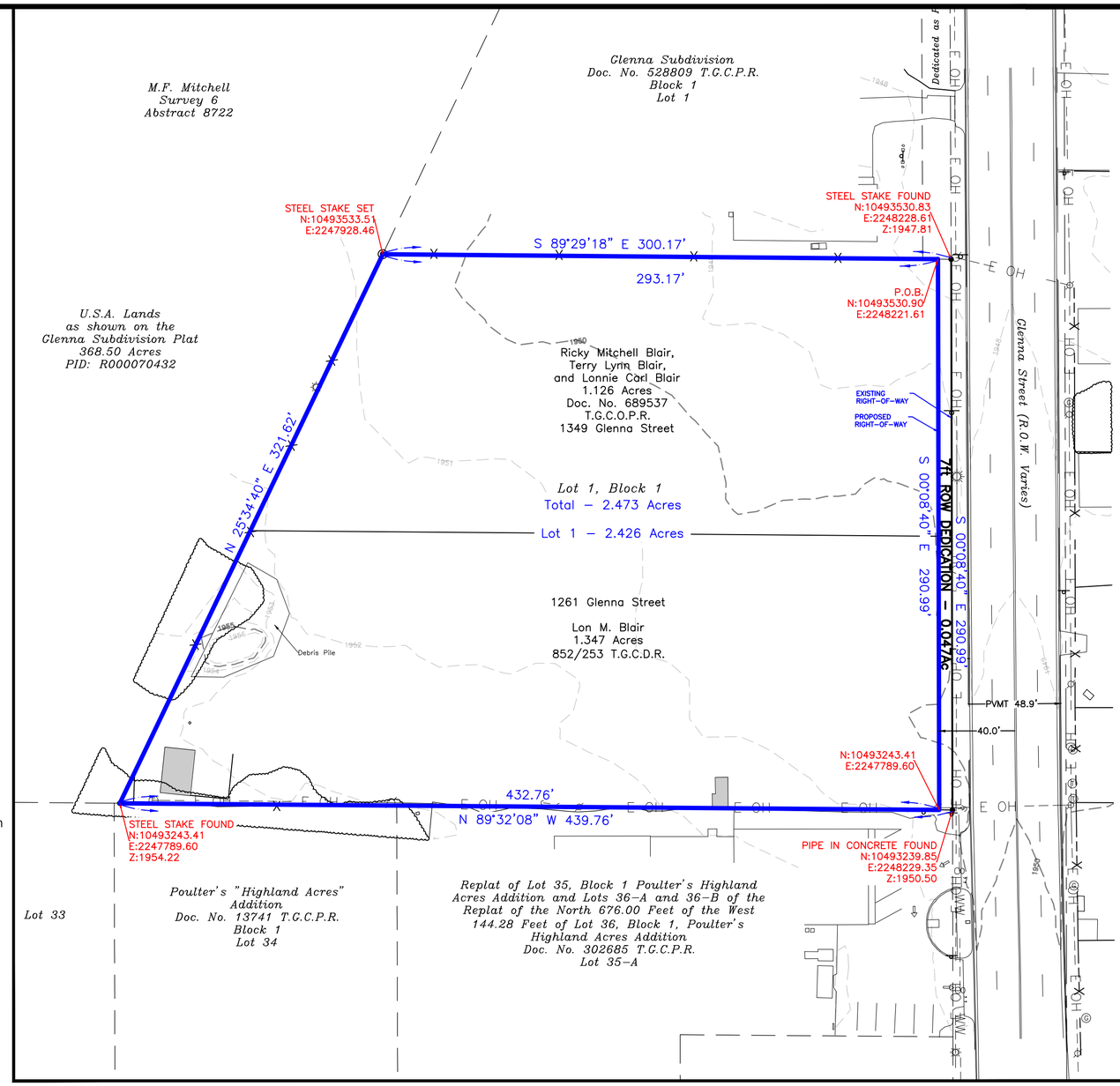
COUNTY CLERK
Filed for recording this _____ day of _____, 20____ at _____ County Clerk of Tom Green County, Texas.

By:_____

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

Notes:

1. The land shown on the plat is located entirely within the City of San Angelo city limits.
2. This tract shown hereon is located in Area of Minimal Flood Hazard Zone X, Less than 1% chance annual flood as shown on Flood Insurance Rate Map Number 48451C0480E for City of San Angelo, dated 6/19/2012 as published by the Federal Emergency Management Agency.
3. All corners, angles and points of curvature are marked with a set 1/2" steel stakes with identification caps stamped "DIRKSEN/6260" unless otherwise noted.
4. Bearings, distances and areas shown hereon conform to the Texas Coordinate System North American Datum 1983, Texas Central Zone, Elevations shown conform to NAVD 88, Geoid 18



Glenna Subdivision Dollar General
San Angelo, Texas

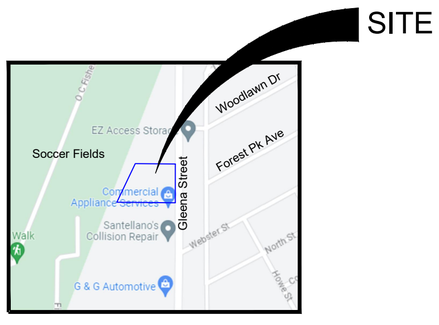
THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 18"X24" IT HAS BEEN MODIFIED. COPYRIGHT 2023.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKENG.COM

PROJECT# 23-2848

PROJECT NAME & ADDRESS

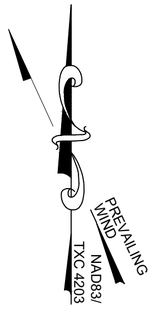
Dollar General Subdivision to
San Angelo, Texas



VICINITY MAP: SAN ANGELO, TX

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- PLAT LINE
- DEED LINE
- FENCE LINE
- OVERHEAD ELEC./POWER POLE
- GUY WIRE
- WATER METER
- SANITARY SEWER CLEANOUT
- LUMINAIRE
- WATER VALVE
- TELECOMMUNICATION PEDESTAL



SCALE: 1" = 50'

0 50' 100' 150'

June 6, 2023
PERFORMED FOR:
DG Holdings, LLC
David Blackburn

SHEET 1 OF 1 SHEETS

DES'D : KRD
DRAWN : KRD
APPV'D : KRD
DATE : 6-6-2023

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF UVALDE §

I, KENNETH R. DIRKSEN, 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 OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS 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 GRANGER REGULATIONS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

STATE OF TEXAS REGISTERED KENNETH R. DIRKSEN 6260 PROFESSIONAL LAND SURVEYOR

_____
KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2848

PEN STYLE: DRK.ctb
SHEET SET: ##########
FILE LOCN: S:\Dirksen\DE 2023\23-2848 San Angelo\23-2848-PLAT.dwg

LOGIN: Ken
PLOT DATE: 6/8/2023 3:55 PM

WEST TEXAS
APPLIANCE
PARTS
COMMERCIAL
FOR SALE
Land Co.
325-690-9770

WEST TEXAS
APPLIANCE
PARTS
Zoning Request
Pending
(325)657-4210

LAMAR
40

PLANNING COMMISSION – July 17, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Preliminary Plat and Replat	Revised Preliminary Plat of Andrew D Smith Section 1 and Section 2 and the first replat of Andrew D Smith Sec 1, Lot 3 and second replat of Andrew D Smith Sec 2, Lot 5

SYNOPSIS:

The applicant has applied to revise their Preliminary Plat for the Andrew D Smith Subdivision and replat three lots from Section 1 and two lots from Section 2 into Lots 3A, 5G, and 5H as infill development for single-family residential properties.

LOCATION:	LEGAL DESCRIPTION:
One lot facing the 100 block Media Street and two lots facing the 1200 block of Luna Street	Section 1 and Section 2, Andrew D Smith Subdivision

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: 4 Lucy Gonzales Neighborhood: Belaire	RS-1	N – Neighborhood	1.10 acres

THOROUGHFARE PLAN:

Media – local road with 50' of ROW and 40' of paving with curb and gutter – meets standards
Luna – Local road with 50' of ROW and 32' of paving with curb and gutter – meet standards for infill development and minimums of subdivision ordinance.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Revised Preliminary Plat of Andrew D Smith Section 1 and 2 and **APPROVAL** of First Replat Plat of Andrew D Smith Section 2 lots 5G-5H and Second Replat of Andrew D Smith Section 1 Lot 3A subject to **four conditions of approval.**

PROPERTY OWNER/PETITIONER:

Owner: Ryan Newlin/Eric vonRosenberg
Petitioner: Wilde Engineering, LLC

STAFF CONTACT:

Aaron Vannoy
Assistant Director of Planning and Development Services
(325) 657-4210, Extension 1542
Aaron.vannoy@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create five residential lots. The property will have RS-1 zoning consistent with the residential policies of the 2009 Update to the City Comprehensive Plan. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendations:

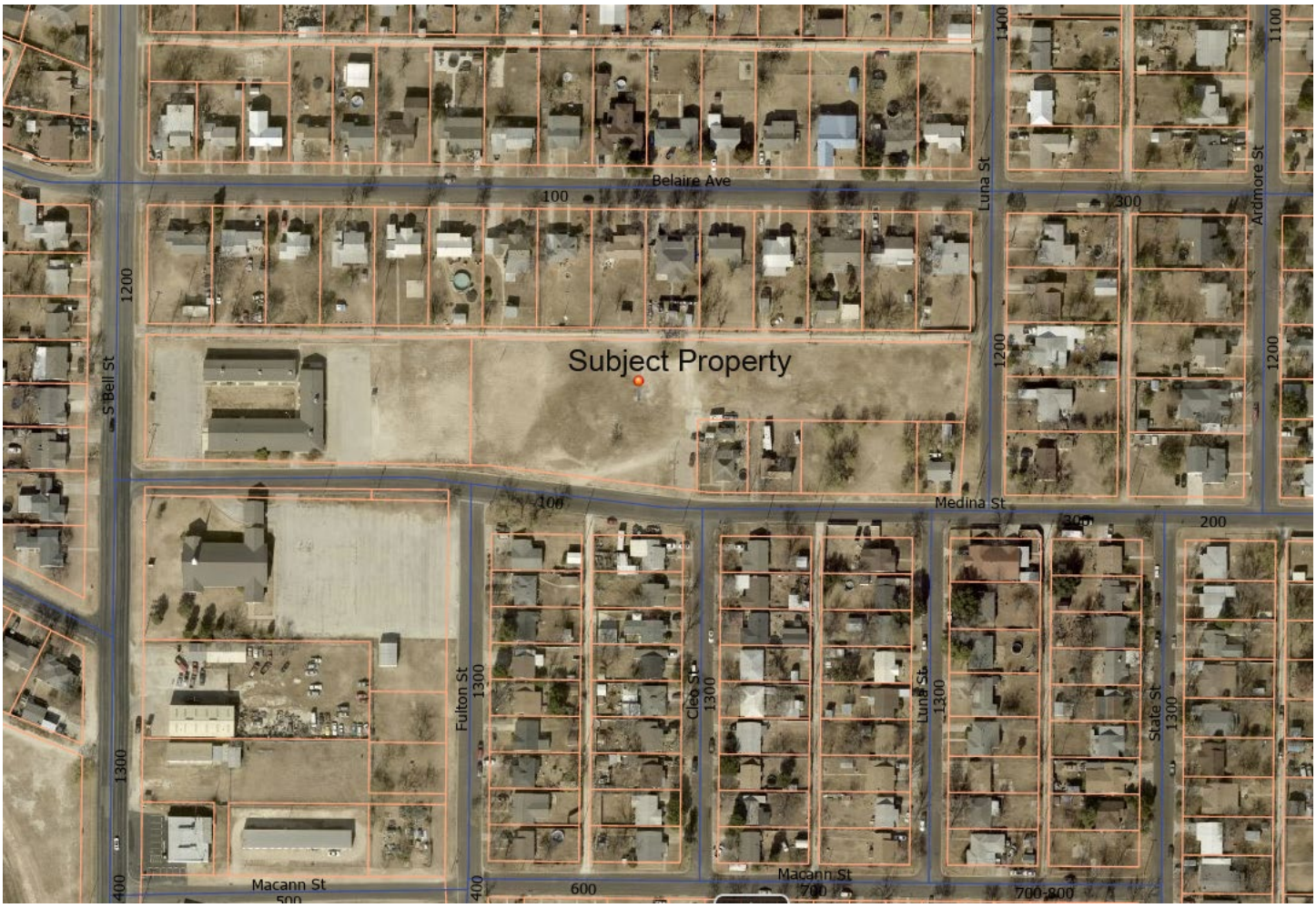
Staff recommends **APPROVAL** of the Preliminary Plat of Andrew D Smith Section 2 lot 5(g)–with two notes:

1. Sewer extension may be required on lots 5G and 5H when final platted.
2. Water extension may be required, as well as potential for fire hydrants, on lots 5G and 5H when final platted.

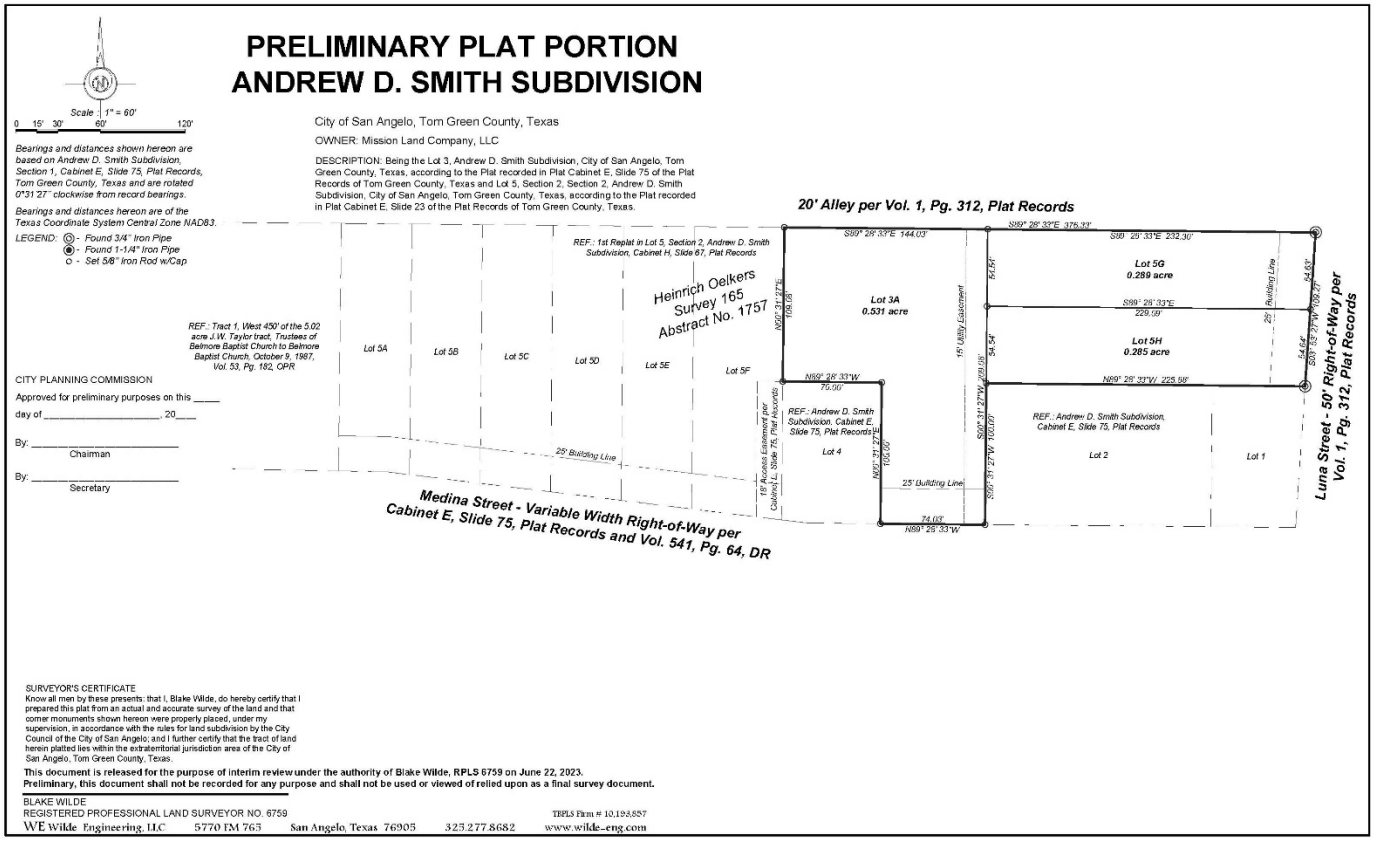
Staff recommends **APPROVAL** of First Replat Plat of Andrew D Smith Section 2 lots 5G-5H and Second Replat of Andrew D Smith Section 1 Lot 3A subject to **four conditions of approval.** Prior to plat recordation:

1. 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. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
   Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
3. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
   Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. 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]

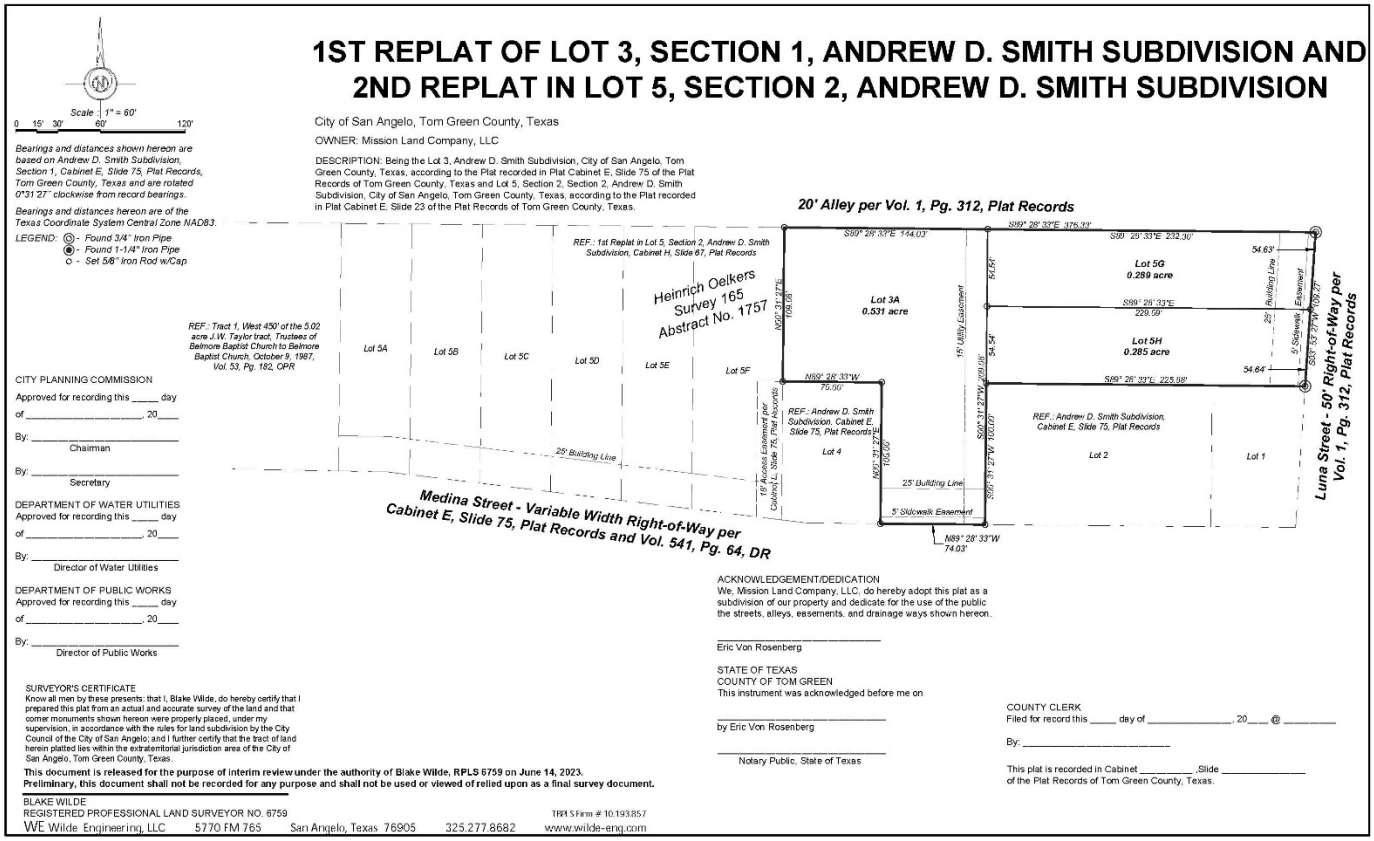
Attachments:
Aerial Map
Plat


Belaire Ave
100
300
Luna St
1100
Ardmore St
1200
S Bell St
Subject Property
Medina St
200
Fulton St
1300
Cleo St
State St
Macann St
600
700-800
400
500

Proposed Preliminary Plat



Proposed Final Plat



1ST REPLAT OF LOT 3, SECTION 1, ANDREW D. SMITH SUBDIVISION AND 2ND REPLAT IN LOT 5, SECTION 2, ANDREW D. SMITH SUBDIVISION

Scale : 1" = 60'

0 15' 30' 60' 120'

City of San Angelo, Tom Green County, Texas

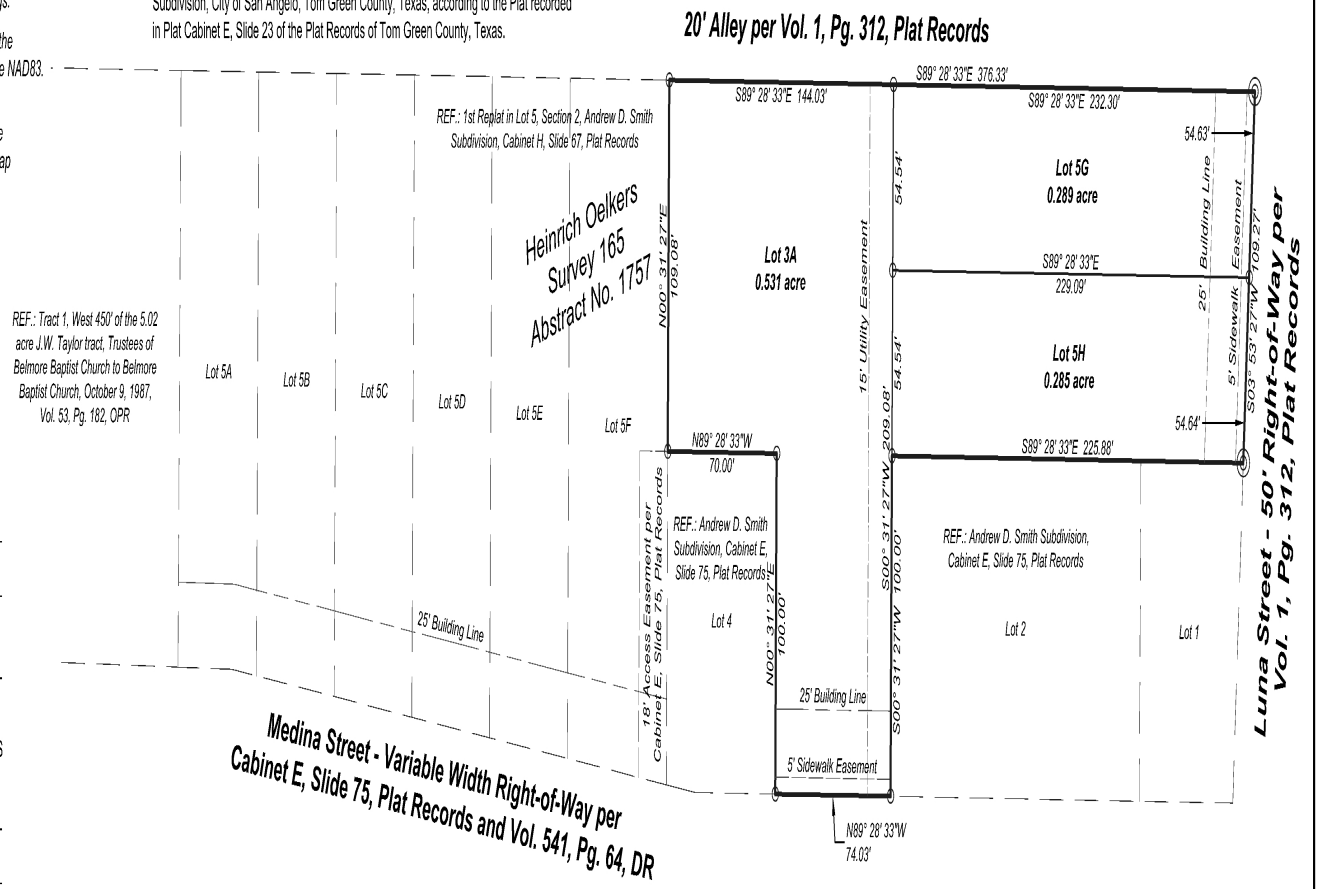
OWNER: Mission Land Company, LLC

DESCRIPTION: Being the Lot 3, Andrew D. Smith Subdivision, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Plat Cabinet E, Slide 75 of the Plat Records of Tom Green County, Texas and Lot 5, Section 2, Section 2, Andrew D. Smith Subdivision, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Plat Cabinet E, Slide 23 of the Plat Records of Tom Green County, Texas.

Bearings and distances shown hereon are based on Andrew D. Smith Subdivision, Section 1, Cabinet E, Slide 75, Plat Records, Tom Green County, Texas and are rotated 0°31'27" clockwise from record bearings.

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

LEGEND:
- ◎ - *Found 3/4" Iron Pipe*
- ◉ - *Found 1-1/4" Iron Pipe*
- ○ - *Set 5/8" Iron Rod w/Cap*



CITY PLANNING COMMISSION

Approved for recording this ____ day

of _____, 20___

By: _____
Chairman

By: _____
Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day

of _____, 20___

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day

of _____, 20___

By: _____
Director of Public Works

ACKNOWLEDGEMENT/DEDICATION

We, Mission Land Company, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, alleys, easements, and drainage ways shown hereon.

_____
Eric Von Rosenberg

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

_____
by Eric Von Rosenberg

_____
Notary Public, State of 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.

SURVEYOR'S CERTIFICATE

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

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on June 14, 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

TBPLS Firm # 10,193,857

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

Aerial Map
Andrew D Smith Subdivision

Council District: #4 Lucy Gonzales
Neighborhood: Belaire
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

CITY COUNCIL – July 17, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Planned Development	Amendment to Planned Development PD05-03

SYNOPSIS:

The applicant has applied to amend PD05-03 to reflect current and future development on the property. This proposal is to update the existing Planned Development ordinance to accommodate all the anticipated uses that apply to the main educational use. The original Planned Development broke the uses out by A through D zones. That worked well originally, but it is easy to see that users need to respect zone boundaries over time. Athletic areas may have needs across the zones, as do educational, maintenance, and equipment repair areas. At this point in time, the uses are better served and meet the needs in a more beneficial way by allowing them over the entire site. This will then require some awareness that there may be some impact on the other properties in the area, so care will need to be taken to address those issues.

LOCATION:	LEGAL DESCRIPTION:
Melrose Avenue and Stratford Avenue	Lot 6A Blk 1 BLUFFS Ease SEC. 1, being 10.907 acres

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bluffs Neighborhood	PD allowing educational, athletic, maintenance, residential uses	Neighborhood	10.907 acres

NOTIFICATIONS:

32 notifications were mailed within a 200-foot radius on June 30, 2023.
One response has been received in opposition and no responses in support.

STAFF RECOMMENDATION:

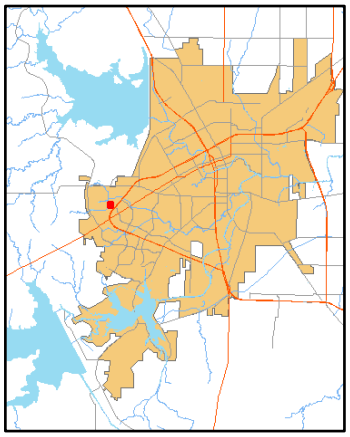
Staff recommends **APPROVAL** of the amendment to the existing PD05-03 Planned Development (PD) Zoning District to allow an underlying base zoning of Neighborhood Commercial, also allowing educational, athletic, recreational, maintenance, and equipment repair uses associated with the 5687 Melrose Ave. school site.

PROPERTY OWNER/PETITIONER:

Applicant: Scott White Chief Operations Officer
Applicants Representative: Darren Buhle

STAFF CONTACT:

Sherry Bailey
Senior Planner
(325) 657-4210, Extension 1546
sherry.bailey@cosatx.us



Rezonings: 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 subject property is designated "Neighborhood," which is designed to promote a solid base of uses that meet the educational and personal needs of the students.

2. ***Consistent with Zoning Ordinance*. *Whether and the extent to which the proposed special use would conflict with any portion of this Zoning Ordinance.*** The change to make the uses uniform across the site is more reflective of the overall use of the site and support for those that attend this facility.

3. ***Compatible with Surrounding Area*. Whether and the extent to which the proposed special use is compatible with existing and anticipated uses surrounding the subject land.** Staff believes that the proposed amended PD is compatible with the surrounding area. The property will act as an interconnected collection of uses to meet the needs of the population.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** Facility support systems are housed across the site as well as educational and athletic facilities. Making the approach is more in keeping with the existing situation.

5. ***Effect on Natural Environment*. Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment, including but not limited to water or air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff does not anticipate any negative environmental effects with the proposed PD. Any development will require a review of drainage, grading, and stormwater per normal practice at the time of platting.

6. ***Community Need*. Whether and the extent to which the proposed special use addresses a demonstrated community need.** As indicated in #1 above, the Comprehensive Plan supports more diverse types of uses in this area.

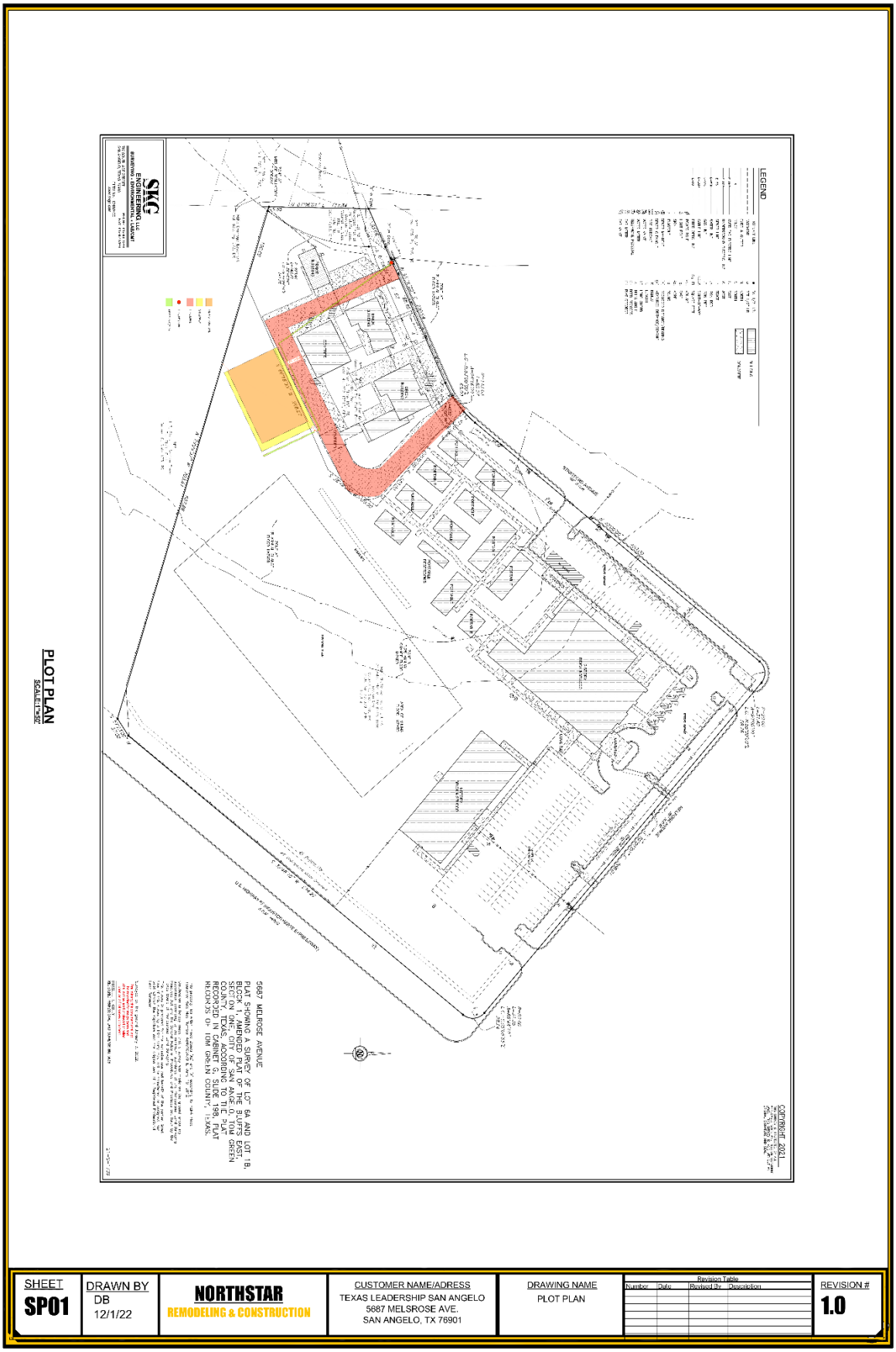
7. ***Development Patterns*. Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community.** Approval of this PD will not change the development patterns in the area.

Recommendation:

Staff recommends that the Planning Commission recommend the **APPROVAL** of amending the Planned Development (PD) Zoning District PD05-03 to allow an underlying base of Neighborhood Commercial along with educational, recreational, athletics, and maintenance uses related to the school.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
200-Foot Notification Map



PLOT PLAN
SCALE: 1"=50'

SHEET	DRAWN BY		CUSTOMER NAME/ADRESS	DRAWING NAME	Revision Table				REVISION #
					Number	Date	Revised By	Description	
SP01	DB 12/1/22	**NORTHSTAR** REMODELING & CONSTRUCTION	TEXAS LEADERSHIP SAN ANGELO 5687 MELSROSE AVE. SAN ANGELO, TX 76901	PLOT PLAN					**1.0**

The City of
San Angelo, Texas
P.O. Box 1751 • Zip 76902
Planning Department

COPY

August 10, 2005

Angelo Christian Ministries, Inc.
ATTN: Walt Landers, President
P.O. Box 2187
San Angelo, Texas 76902

SUBJECT: case number **PD 05-03**, a request to change the zoning classification from a Low Rise Multi-Family Residence zoning district to a Planned Development (PD) zoning district allowing institutional and civic use as well as residential and limited commercial use on 11.03 acres of land located on the south corner of Stratford and Melrose Avenues, north and west from Houston Harte Expressway, specifically occupying Lots 1A thru 6 in Block 1 of the subdivision known as The Bluffs East in southwestern San Angelo, Texas

Mr. Landers:

The Planning Commission for the City of San Angelo will consider your zone change request, as described above, at the Commission's next regularly scheduled meeting on **Monday, August 15 of 2005.** The meeting will begin at **9:00 a.m.** in City Council chambers on the **fourth floor of City Hall, 72 West College Avenue.**

Other owners of property within two hundred feet of the subject property will be formally notified of your request. They also will be invited to the public hearing and asked to express their opinion about this matter.

If the Planning Commission recommends approval of your zone change request, the case will be forwarded to San Angelo's City Council. City Council is tentatively scheduled to conduct its own public hearings on your zone change request at meetings to begin at **1:30 p.m. on Tuesday, September 6 of 2005 and on Tuesday, September 20 of 2005**, at the **San Angelo Convention Center**, 500 Rio Concho Drive.

If the Planning Commission recommends disapproval of your zone change request, you will have until Thursday, August 25 of 2005, to appeal the Commission's determination, in writing, to the City Council.

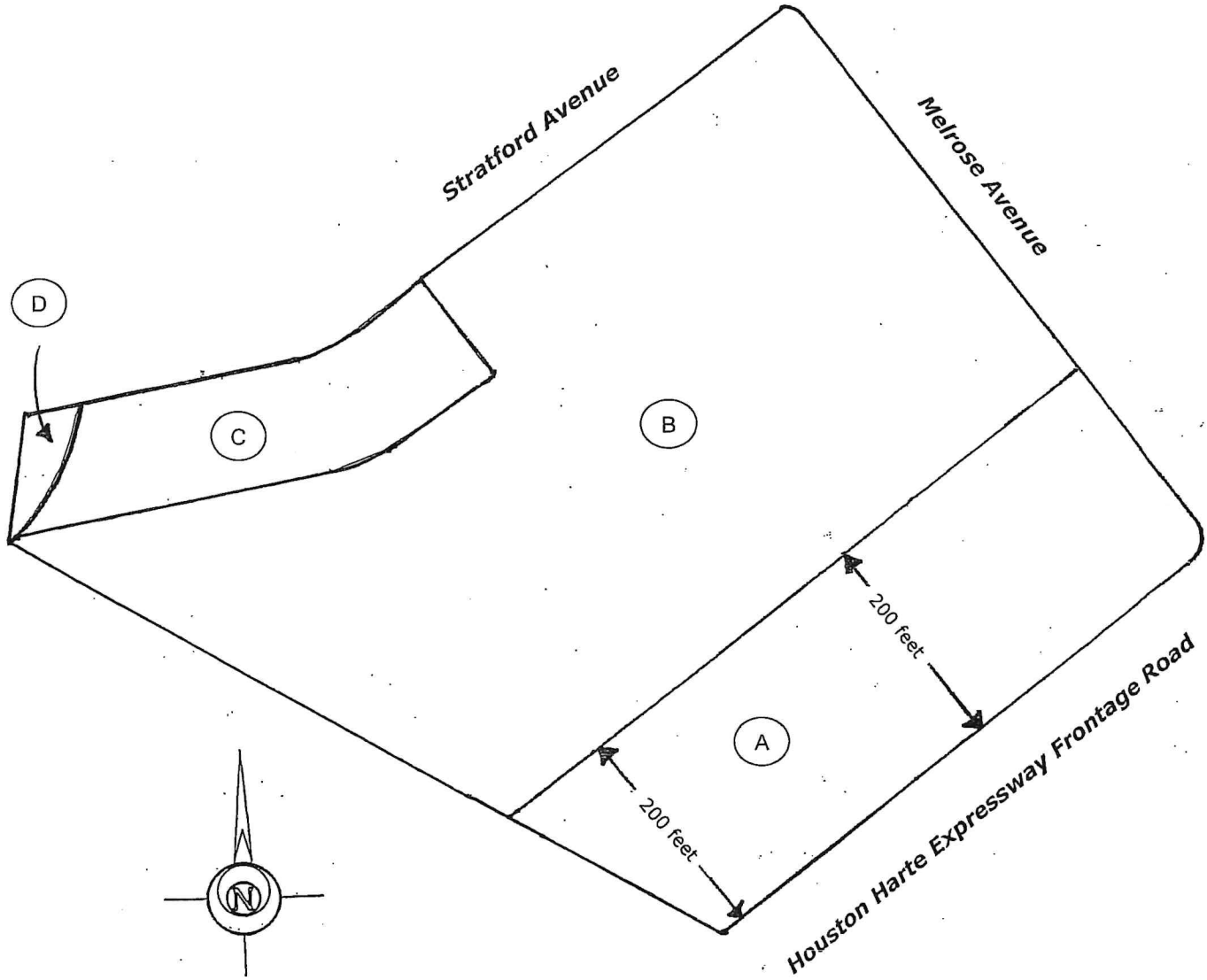
You or a representative should attend the above-mentioned public hearings, prepared to present your case and answer any relevant questions from Planning Commission and Council members.

If you have any questions concerning these proceedings, please contact me or Julie Fulgham at 657-4210.

Sincerely,

Martin Zimmermann,
Planner II

Exhibit "A":
graphic concept plan for
PD 05-03: Angelo Christian Ministries, Inc



specific context, the term "allowed" shall mean all uses allowed by right within the zoning classification specified, plus any additional uses specifically mentioned as being allowed by right, as well as other uses defined and described in Use Regulations of the Zoning Ordinance of the City of San Angelo as being allowed with approval of a Conditional Use or Special Use, subject to any limitations specified herein. Said uses allowed with approval of a Conditional Use or Special Use shall (unless specifically mentioned as being allowed by right) be subject to development review procedures of the Zoning Ordinance, as they pertain to Conditional Uses and Special Uses.

A. Physical development and continued use of Area A shall comply with standards and limitations of the CO (Office Commercial) zoning classification, with household living as well as the following retail trade and service activities also being allowed by right: restaurants and cafes; health clubs and gyms; dance and/or music education; personal care services including but not limited to hairstyling; mortuaries and funeral homes; theaters; indoor entertainment activities such as bowling alleys and skating rinks, but not including game halls; clothing sales; and the sale of secondhand merchandise not including vehicles.

1. Within Area A, outdoor storage and display of merchandise and material shall <u>only</u> be allowed adjacent to a principal building wall and extending for a distance no greater than 5 feet from the wall. Such storage shall not be permitted to block windows or doorways and shall not impair the ability of pedestrians to use the building.

2. Within Area A, parking and maneuvering areas for automobiles, any portion of which is situated within 25 feet from southeast boundaries of the subject property on right-of-way for Houston Harte Expressway, shall be screened from view by motorists on this expressway's westbound frontage road, in either of the following ways:

   a. an opaque wall or fence at least 3 feet in height, separating said parking/maneuvering area(s) from right-of-way for the adjoining frontage road of Houston Harte Expressway, except within the sight clearance triangle required within 30 feet from the intersection of streetside property lines (wherein no such wall or fence shall be located); or

   b. a landscaped barrier composed of earthen berms and/or shrubbery extending at least 3 feet in height above the top of curb on the nearby frontage road for Houston Harte Expressway, so long as said shrubbery is sufficient in density to significantly interrupt the view of the bottom half of automobiles in the adjacent parking/maneuvering area, except within the sight clearance triangle required within 30 feet from the intersection of streetside property lines (wherein no such landscaped barrier shall be required).

3. Within Area A, any refuse containers as well as any concentration of ground-mounted mechanical equipment (including but not limited to heating, ventilating or air conditioning equipment) shall be screened by an opaque wall or fence or landscaping which has substantially the same effect. Any such screening or landscaping shall be deemed adequate so long as refuse dumpsters and ground-mounted mechanical equipment are completely screened from view outside boundary of this PD District.

B. Physical development and continued use of Area B shall comply with standards and limitations of the CO (Office Commercial) zoning classification, with household living also being allowed by right. However, the following uses shall specifically not be allowed within this Area B, either by right or with the Planning Commission's approval of a Conditional Use: retail sales and services; limited vehicle servicing; veterinary clinics; and waste-related uses.

1. Within Area B, any refuse containers as well as any concentration of ground-mounted mechanical equipment (including but not limited to heating, ventilating or air conditioning equipment) shall be screened by an opaque wall or fence or landscaping which has substantially the same effect. Any such screening or landscaping shall be deemed adequate so long as refuse dumpsters and ground-mounted mechanical equipment are completely screened from view outside the boundary of this PD District.

C. Physical development and continued use of Area C shall comply with residential district standards and limitations ordinarily applicable to residential uses allowed in Low Rise Multi-Family Residence (RM-1) zoning districts of San Angelo.

D. Area D shall be utilized for open space and storm water drainage purposes only. To this end, no permits for construction of buildings shall be allowed in Area D.

SECTION 7: That the following additional standards or allowances shall be applicable to the physical development and continued use of land and buildings within this PD District:

A. The maximum allowed height of all buildings shall be 35 feet. Allowable architectural exceptions (to this or any building height limit) shall be as stipulated in the Zoning Ordinance of the City of San Angelo.

B. Privacy fences shall not be required to screen the view of nonresidential uses in this PD District.

C. All outdoor lighting (on any site in this PD District) must be arranged and controlled so as to deflect glare or any uncomfortably bright, harsh light from nearby properties. To this end, the direct source of outdoor illumination shall not be visible beyond the boundaries of this PD District.

D. Noise created by any use of land (in this PD District) shall not exceed a level of 85 decibels from a distance of more than 100 feet from the limits of lots located in this PD District.

E. Driveway access to the subject property, from the westbound frontage road for Houston Harte Expressway must comply with Texas Department of Transportation's standards for access management.

INTRODUCED on the **6th day of September, 2005** and finally PASSED, APPROVED AND ADOPTED on this the **20th day of September, 2005.**

THE CITY OF SAN ANGELO

By: _____
Joseph W. Lown, Mayor

ATTEST:

By: _____
Kathy Keane, City Clerk

COPY

MEMO

Meeting Date: July 19, 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. At the May meeting staff asked that additional time be granted to talk with those in the area that have indicated they are either in support or against any changes to the ordinance that governs how this area is regulated.

Notification: 55 notices were mailed out to property owners within the area and another 20 to property owners within 200 ft. An additional 17 persons returned comments on the second mailout. Most of those were in favor, with three against.

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 at 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. 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 uses, 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 short 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.

The comments staff heard most often was about the Stripes convenience store that went in shortly after the Coliseum was constructed. Because this convenience store is open 24 hours a day and the parking lot lighting is so bright, this has a negative impact on the neighboring properties. Future development and redevelopment should ensure that similar light spillover is minimized, which is addressed through a recommended condition.

There is a recognition that the area is changing but the general feeling was the owners did not want to be swallowed up by commercial development while also benefiting from potential growth.

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, with limitations to protect the concerns of the neighborhood.

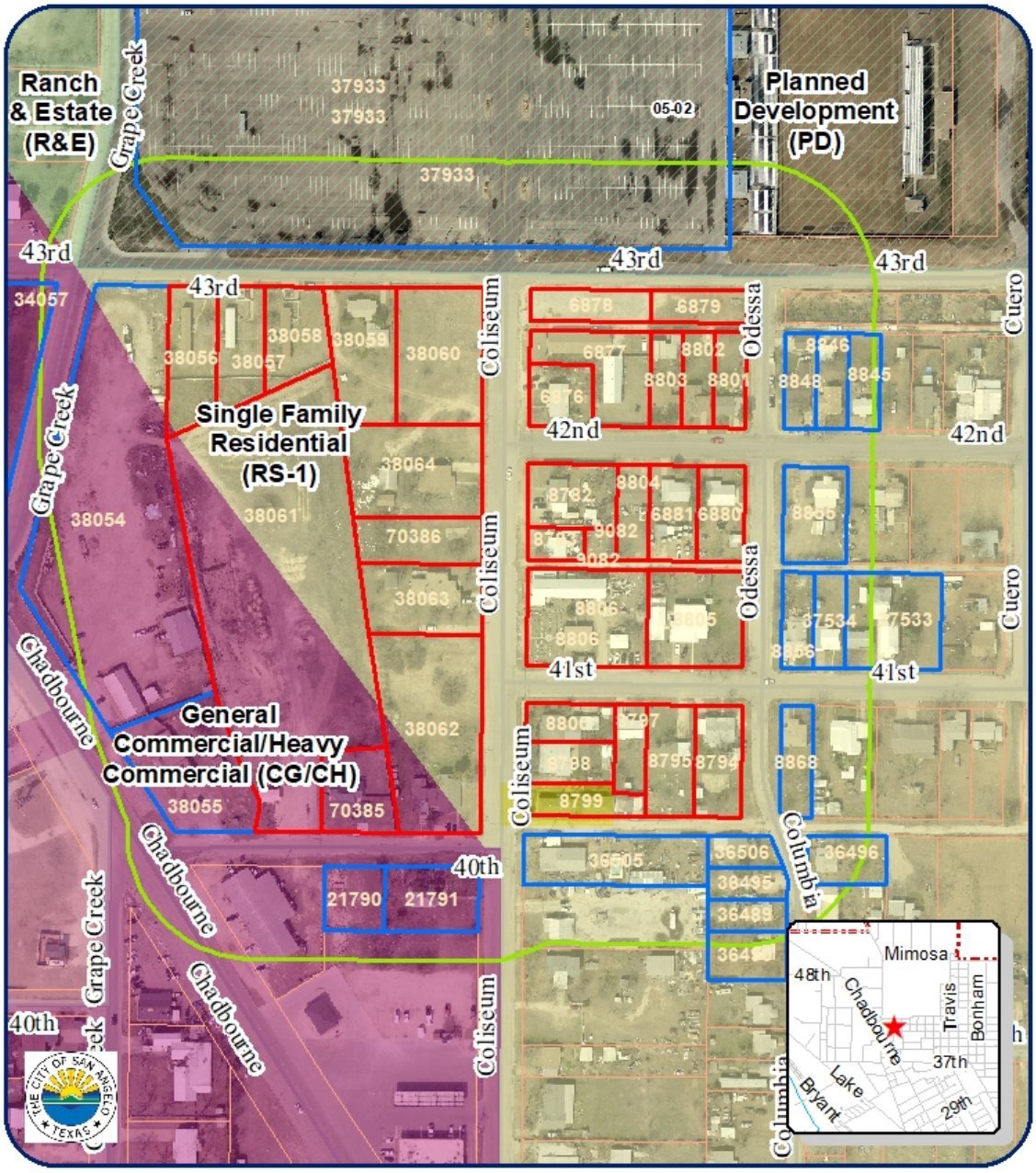
2. Consider the west side of Coliseum Drive and the more likely growth area for neighborhood commercial moving into general commercial. Set the expectations for landscaping, access, parking, lighting, and a more limited front setback that would encourage walking with parking in the rear of the smaller stores. That would keep the neighborhood concept and encourage creative conversion along with established design elements. Each of these steps would provide for slower and more incremental changes rather that 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 an amendment to the Comprehensive Plan changing the future land use plan for this area from "Neighborhood" to "Neighborhood Center" and **APPROVAL** of a Planned Development District with an underlying zoning allowing the current uses of Single Family and Two-Family Residential zoning, along with uses allowed within Neighborhood Commercial zoning, subject to the limitations noted below:

1. The front setback along Coliseum will be 15 feet for both residential and commercial uses. All parking will then be encouraged to be to the rear of the buildings and the front yards designed to accommodate pedestrian accessibility.
2. For non-residential development or redevelopment, the front setback area will require a landscaping plan approved through the Urban Design Review process prior to approval of a site plan or issuance of a building permit.
3. Any signage for non-residential uses must be attached to the building and limited to 50 square feet. Freestanding signage is not allowed.
4. Use of existing homes for offices or commercial use is encouraged.
5. Non-residential uses must be compatible in size, scale, and design with the existing residential uses and the desired character of the neighborhood. Site and building design must be approved through the Urban Design Review process prior to approval of a site plan or building permit.
6. Lighting for non-residential uses shall be fully shielded in order to minimize spillover lighting and glare on adjacent and nearby properties.
7. Allowable Neighborhood Commercial uses are generally to be service and retail uses and drive-through uses are not allowed.
8. Sidewalks shall be required along both sides of Coliseum Drive and 43rd Street.
9. For purposes of this Planned Development, the Birk Monument Manufacturing Company is considered an artisan use and is considered a special allowed use within this District.



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

STAFF REPORT

Planning Commission: July 17, 2023
City Council 3st reading: August 15th, 2023

APPLICATION TYPE:	CASE:
Rezoning request: CH to CN	Z23-07: 1261 and 1349 Glenna St.

SYNOPSIS:

The applicant has requested to rezone property from Heavy Commercial (CH) to Neighborhood Commercial (CN) for property located at 1261 and 1349 Glenna St. The properties consist of two vacant lots along a heavily trafficked street. The rezoning request 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.

LOCATION:	LEGAL DESCRIPTION:
1261 and 1349 Glenna St., approximately 425' south of the intersection of Glenna and Woodlawn Dr.	Abst: A-8314 S-0006, Survey: M F MITCHELL, 1.126 ACRES, Abst: A-8314 S-0006, Survey: M F MITCHELL, 1.3470 ACRES

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #2 Tom Thompson Neighborhood: Angelo Heights	CH – Heavy Commercial to Neighborhood Commercial	Neighborhood Center	2.426 Acres

THOROUGHFARE PLAN:

- Glenna St – Minor Arterial Street – Paving with is 48.5' with a minimum of 48' paving. Row is variable at maximum of 65' with a minimum requirement of 68' (Dedication through plat process of additional ROW)

NOTIFICATIONS:

17 notifications mailed on May 31, 2023.
One received in support and none in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning request.

PROPERTY OWNER/PETITIONER:

Owner: Terry Blair
Petitioner: Chris Berry,
Berry Engineering, LLC

STAFF CONTACT:

Aaron Vannoy
Planning and Development Services
Assistant Director
(325) 657-4210, Extension 1542

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 is in abstract and has been virtually vacant for a long time, and is a great location for infill commercial development to serve the needs of the residents in surrounding neighborhoods.

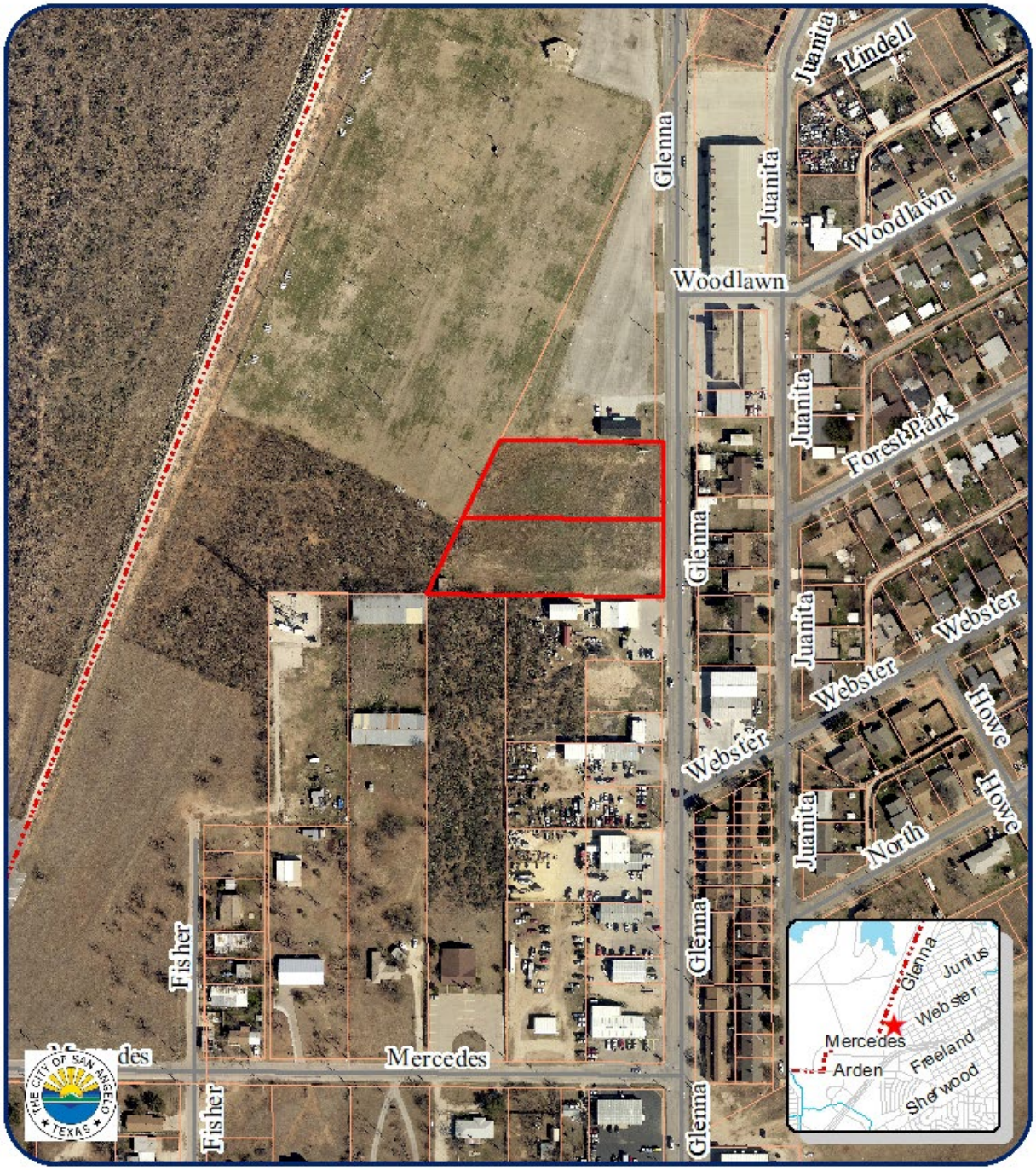
5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning 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 was developed in the 1960'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 several 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 along a minor arterial which serves the neighborhood and traffic from N. Bryant to Houston Harte Freeway. It provides a compatible transition from heavier commercial uses and residentially zoned areas. A similar store closed in 2022 approximately 1 mile from this location due to space issues at an existing strip center.

Recommendation:
Staff recommends **APPROVAL** of the request to Heavy Commercial (CH) to Neighborhood Commercial (CN).

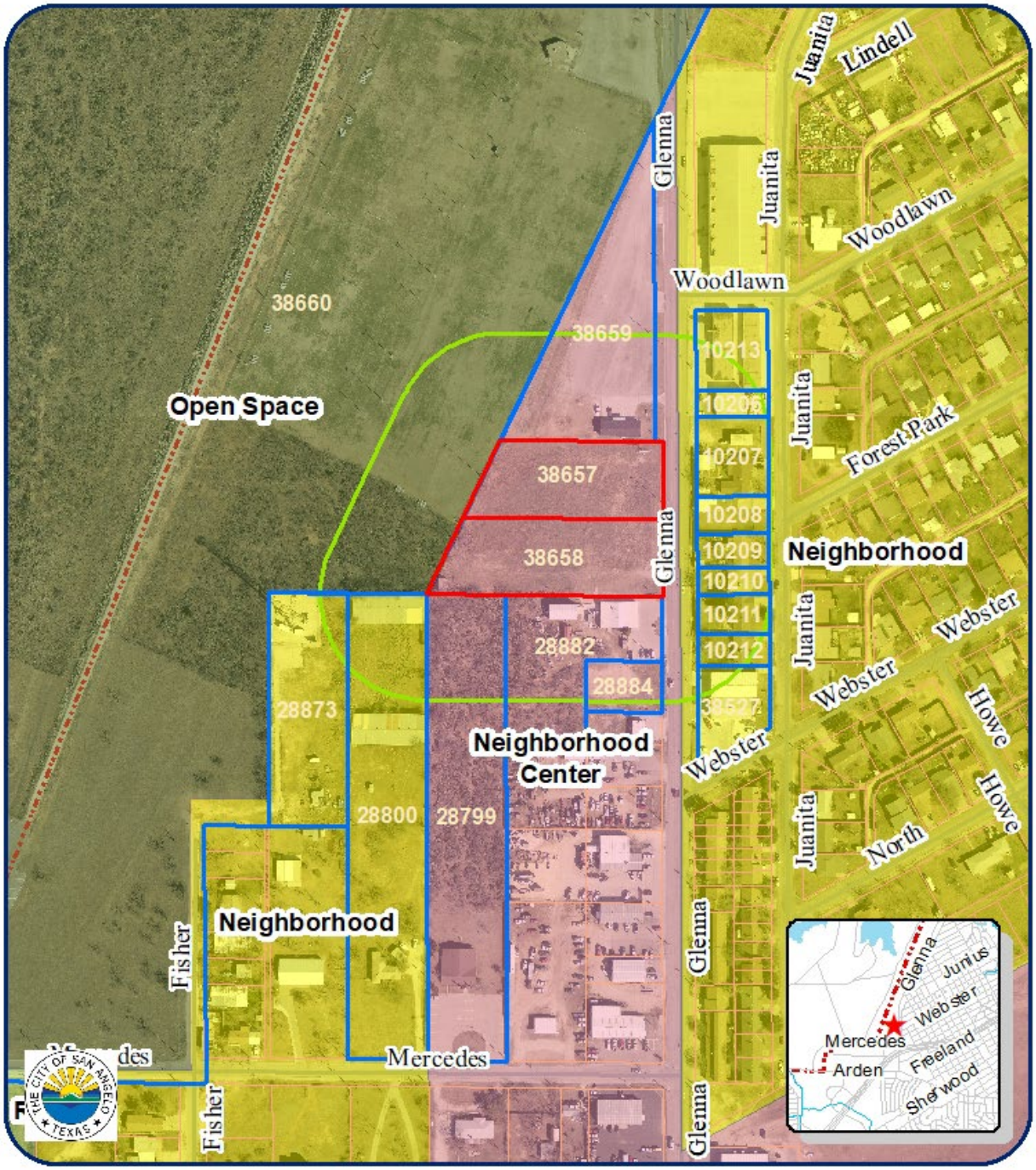
Attachments:
Aerial Map
Future Land Use – Vision Plan
Zoning Map
Notice Map
Notice returns



Aerial Map
Z23-07 1349 Glenna St
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

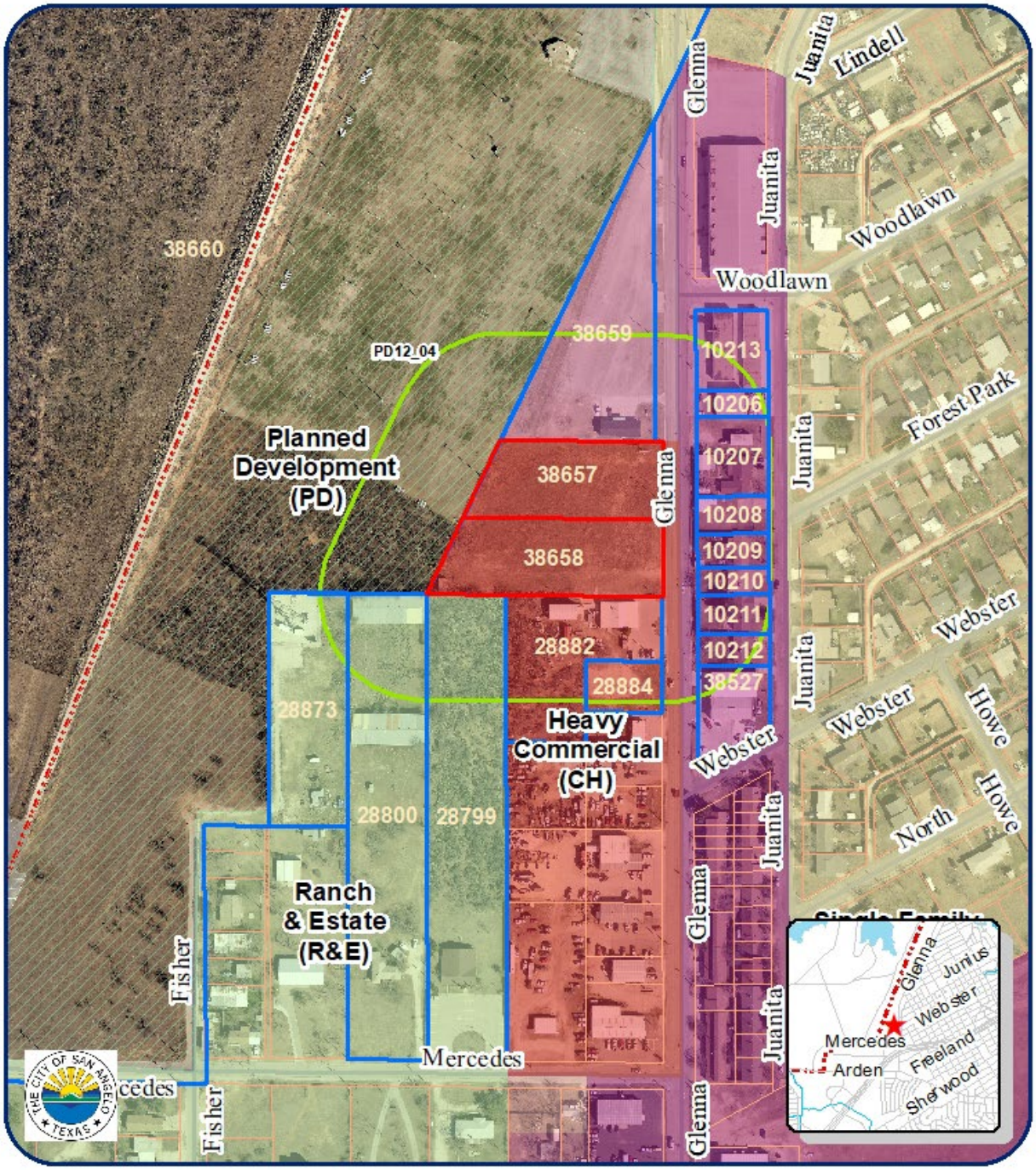
N



Current Vision Plan Map
Z23-07 1349 Glenna St
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

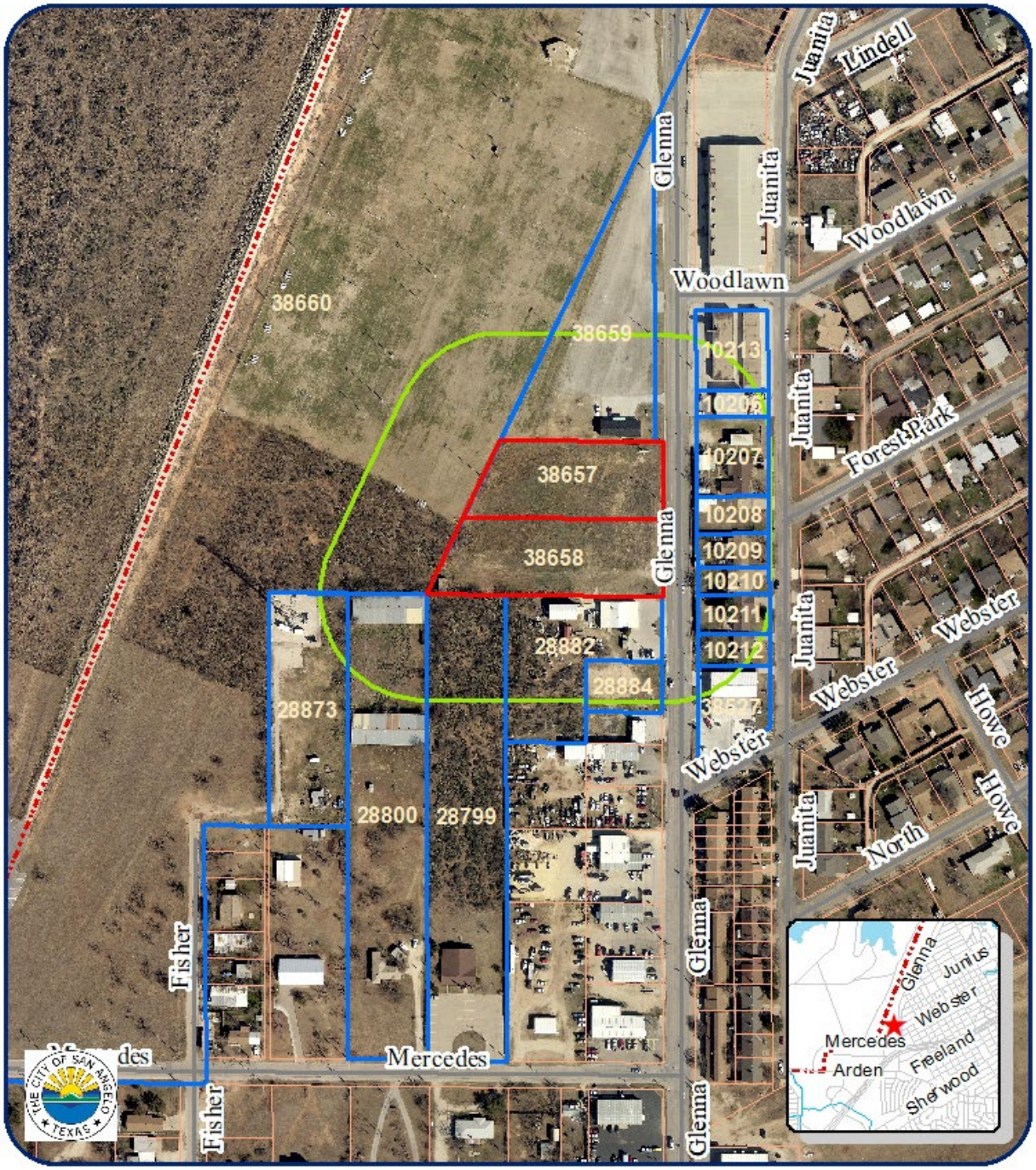


Current Zoning Map
Z23-07 1349 Glenna St

Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



200' Notification Map
Z23-07 1349 Glenna St
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

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

CASE #: Z23-07
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BLAIR TERRY L & LONNIE C
Parcel I.D.: 76901-2628
Address: 3832 MERCEDES ST

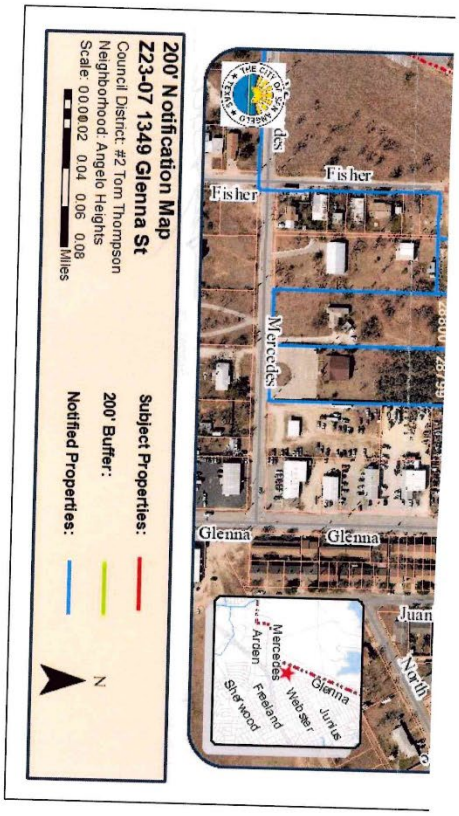
Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature:



LAMAR
40

WEST TEXAS
APPLIANCE
PARTS
COMMERCIAL
FOR SALE
Land Co.
325-690-9770

WEST TEXAS
APPLIANCE
PARTS
Zoning Request
Pending
(325)657-4210

PLANNING COMMISSION – July 17, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Rezoning	Z23-08: FM 2288

SYNOPSIS:

A request for rezoning from the Ranch & Estate (R&E) zoning district to the Single Family Residential (RS-1) zoning district on 31.356 acres generally located northwest of Arden Road and FM 2288. The applicant intends to provide for the construction of 103 single-family half-acre homes once the annexation of this property is complete. We are bringing the proposed zone change at this time so that we can take the rezoning of the property to the council along with the annexation request. Last year the developer annexed the southern portion of this property, which will include 150 smaller RS-1 home sites. The total annexation site is 250+ home sites.

LOCATION:	LEGAL DESCRIPTION:
Generally located northwest of the intersection of Arden Road and FM 2288.	Abstract 0024 Section 0003, AB&M Survey: Abstract 0101 Section 0005, BS&F Survey 31.356 acres

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 6 – Larry Miller Bluffs Neighborhood	Ranch & Estate to Single Family Residential	Neighborhood	31.356 acres

THOROUGHFARE PLAN:

Bosque – Future Minor Collector, required 60' minimum ROW and 48' minimum pavement width

NOTIFICATIONS:

3 notifications were mailed within a 200-foot radius on June 30, 2023. We have received 0 responses in support and 0 in opposition.

STAFF RECOMMENDATION:

APPROVAL of a rezoning from Ranch and Estate (R&E) Zoning District to Single Family (RS-1) Zoning District.

PROPERTY OWNER/PETITIONER:

Owner

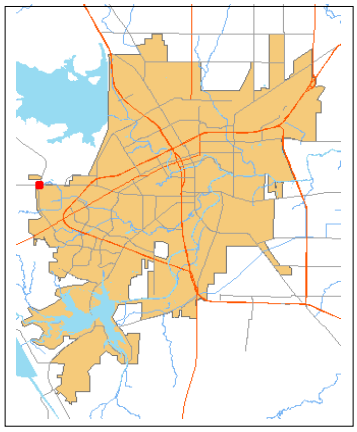
Eric Von Rosenberg; West Texas Land Guys, LLC

Representative

Russell Gulley, SKG Engineering

STAFF CONTACT:

Sherry Bailey
Senior Planner
(325) 657-4210, Extension 1546
sherry.bailey@cosatx.us



Additional Information: The applicant annexed property to the south of the subject property last year and has submitted an annexation application for this portion, along with this rezoning request. If recommended for approval, this item will be considered by City Council at the same time as the annexation request.

Rezonings: 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 Comprehensive Plan designates this property as Neighborhood. The "Neighborhood" designation in the City's Comprehensive Plan intends to "promote vibrant and viable neighborhoods and improve the relationship between adjacent commercial and residential land use adjacencies."

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed zone change would conflict with any portion of this Zoning Ordinance.*** The applicant has requested single-family zoning. There is not a conflict with the zoning code.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed zoning is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The existing uses in the general area are single-family and rural residential with commercial along Arden and FM 2288.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require a rezoning.*** The zoning requested is in keeping with the density and intensity of the proposed use of single families.

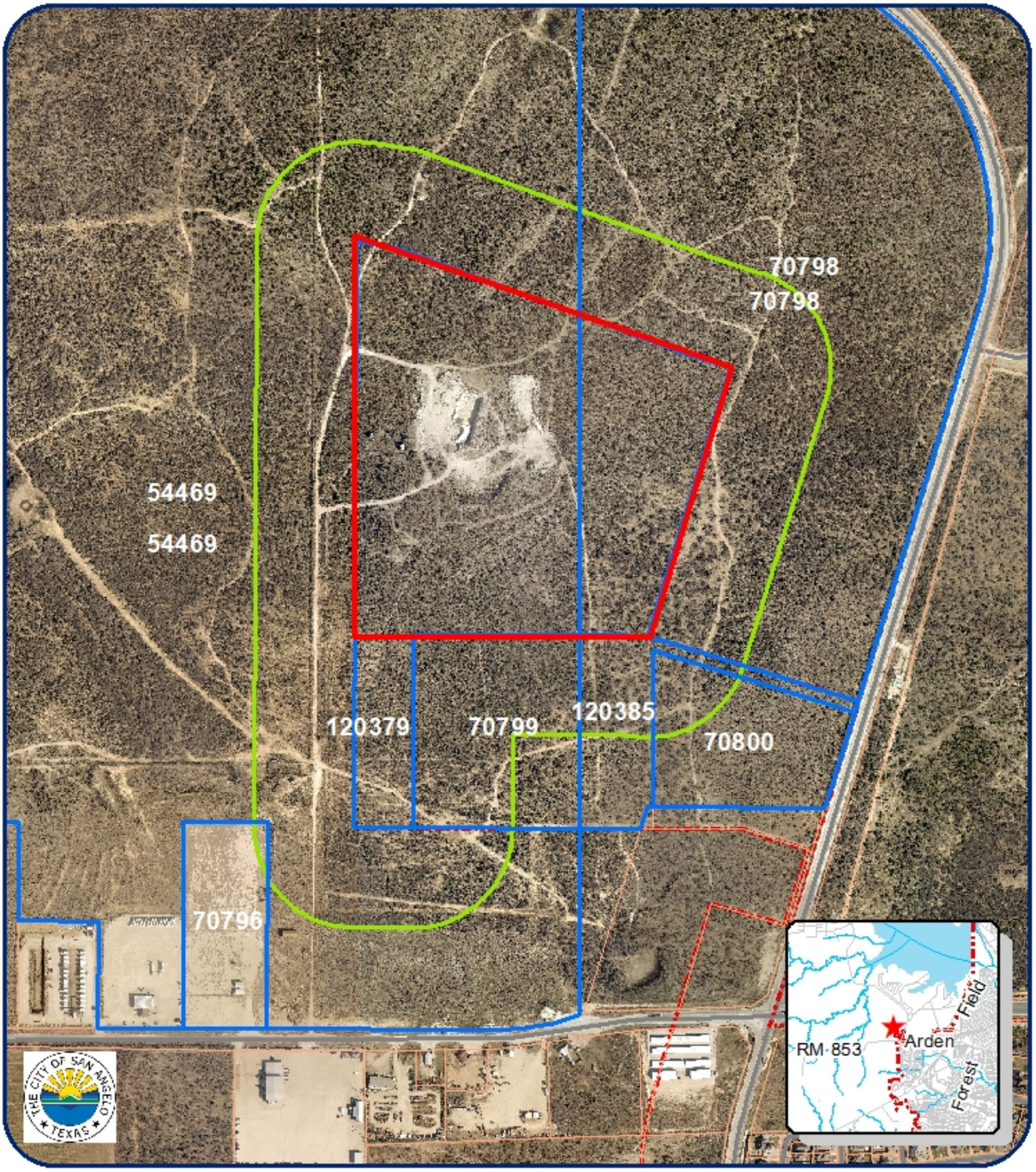
5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** The rezoning is anticipated to have little adverse impact on the natural environment.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Large lot single family homes have been in great demand.

7. **Development Patterns.** ***Whether and the extent to which the proposed rezoning would result in a logical and orderly pattern of urban development in the community.*** The existing development pattern in the immediate area is dominated by single-family housing. This proposal is in keeping with the development pattern and adopted plans in the area.

Recommendation:
Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of a rezoning from the Ranch and Estate (R&E) zoning district to the Single Family Residential (RS-1) zoning district.

Attachments:
Notification Map
Future Land Use Map



200' Notification Map
Z23-08 FM 2288
Council District: #6 Larry Miller
Neighborhood: Bluffs
Scale: 0 0.0325 0.065 0.13 0.195 0.26 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

MEMO

Meeting Date: July 17, 2023

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Approval of a short-term rental within District 1, RS-1 zoning area.

Background: CU23-30 - A request for approval of a short-term rental located at 2506 Sleepy Hollow Rd.

Notification: 7 Notifications sent. Received 0 in opposition and 0 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for a short-term rental located at 2506 Sleepy Hollow with **three conditions of approval**.

- Pave and maintain two off-street parking spaces
- Obtain a change of occupancy from Permits & Inspections
- Obtain a fire inspection annually

Front of house and Driveway

200' Notification Map
CU23-30 2506 Sleepy Hollow Dr

Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

SMITH BURLEY V & DEIDRE
15798 STATE HWY 208
ROBERT LEE, TX 76945

NOTICE OF PUBLIC HEARING

RE: CU23-30 **06/29/2023**

On **Monday, July 17, 2023,** during a meeting scheduled at **9:00 AM**, the Planning Commission for the City of San Angelo will hold a public hearing on the request described below. The meeting will be held in the **East Mezzanine of City Hall**, **72 W College Avenue**, to approve or deny **a request for approval of a short-term rental located at 2506 Sleepy Hollow Road,** San Angelo, Tom Green County, Texas.

OPERATOR: Vikki Naylor, 325-374-8822

This hearing is open to any interested person. Opinions, objections and/or comments on this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form you may cut off, fill out, and mail. Comments are also accepted by email, as listed below.

The attached map shows the notification area of this request. Only the property bounded by the red line on the map is being considered for this request. The yellow boundary line around the subject property is the notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. If you have questions about these proceedings, please contact **the planning department** at telephone 325-657-4210 ext 1533 or by email address rae.lineberry@cosatx.us

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CASE #: CU23-30
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: SMITH BURLEY V & DEIDRE
Parcel I.D.: 29699
Address: 15798 STATE HWY 208

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

Email: rae.lineberry@cosatx.us

I am in favor ☐ I am opposed ☐

Additional Comments:

Signature: _____

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

200' Notification Map
CU23-30 2506 Sleepy Hollow Dr
Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

PLANNING COMMISSION – JULY 17, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Conditional Use	CU23-33: 749 Warehouse Road

SYNOPSIS:

The applicant has applied for approval of a Conditional Use (CU) to allow a dog day care, grooming and training facility, and in the future an overnight kennel. The CG/CH zoning does not allow animal grooming, training facilities, and kennels without approval of a Conditional Use. The applicant intends to do most of the services inside but will have a few kennels or run areas around the back side of the building.

LOCATION:	LEGAL DESCRIPTION:
749 Warehouse Road	Lot: 8, Blk: 2, Subd: DAVIS BILL V S/D

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Rio Vista	CG/CH	C- Commercial	0.744 acres

THOROUGHFARE PLAN:

Existing: Warehouse Rd: paving width meets the minimum required widths adjacent to this development.

NOTIFICATIONS:

15 notifications mailed within 200-foot radius on June 29, 2023. No responses have been received to date.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of CU23-33, **subject to three conditions of approval**.

PROPERTY OWNER/PETITIONER:

Owner/Petitioner: Robert Broussard

STAFF CONTACT:

Rae Lineberry
Planner
(325) 657-4210
Rae.lineberry@cosatx.us

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

1. **Impacts Minimized.** ***Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.*** The proposed use will not have any adverse effects as it is mostly commercial, with some heavy commercial. The CU option would be in keeping with the Comprehensive Plan allowing the Planning Commission the right to condition any approval with requirements deemed necessary.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.*** Staff does not anticipate that the proposed CU would conflict with any portion of this Zoning Ordinance.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.*** Staff believes the request is compatible with the surrounding area which as mentioned contains commercial uses already.

4. **Effect on Natural Environment.** ***Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** Staff does not anticipate any adverse impacts on the natural environment.

5. **Community Need.** ***Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*** Staff believes there is a need for an animal training, grooming, and daycare in this area to service the residential neighborhood nearby.

6. **Development Patterns.** ***Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.*** Staff believes they 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 CU23-33, **subject to three conditions of approval**:

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the General Commercial/Heavy Commercial (CG/CH) zoning district development standards.

2. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.

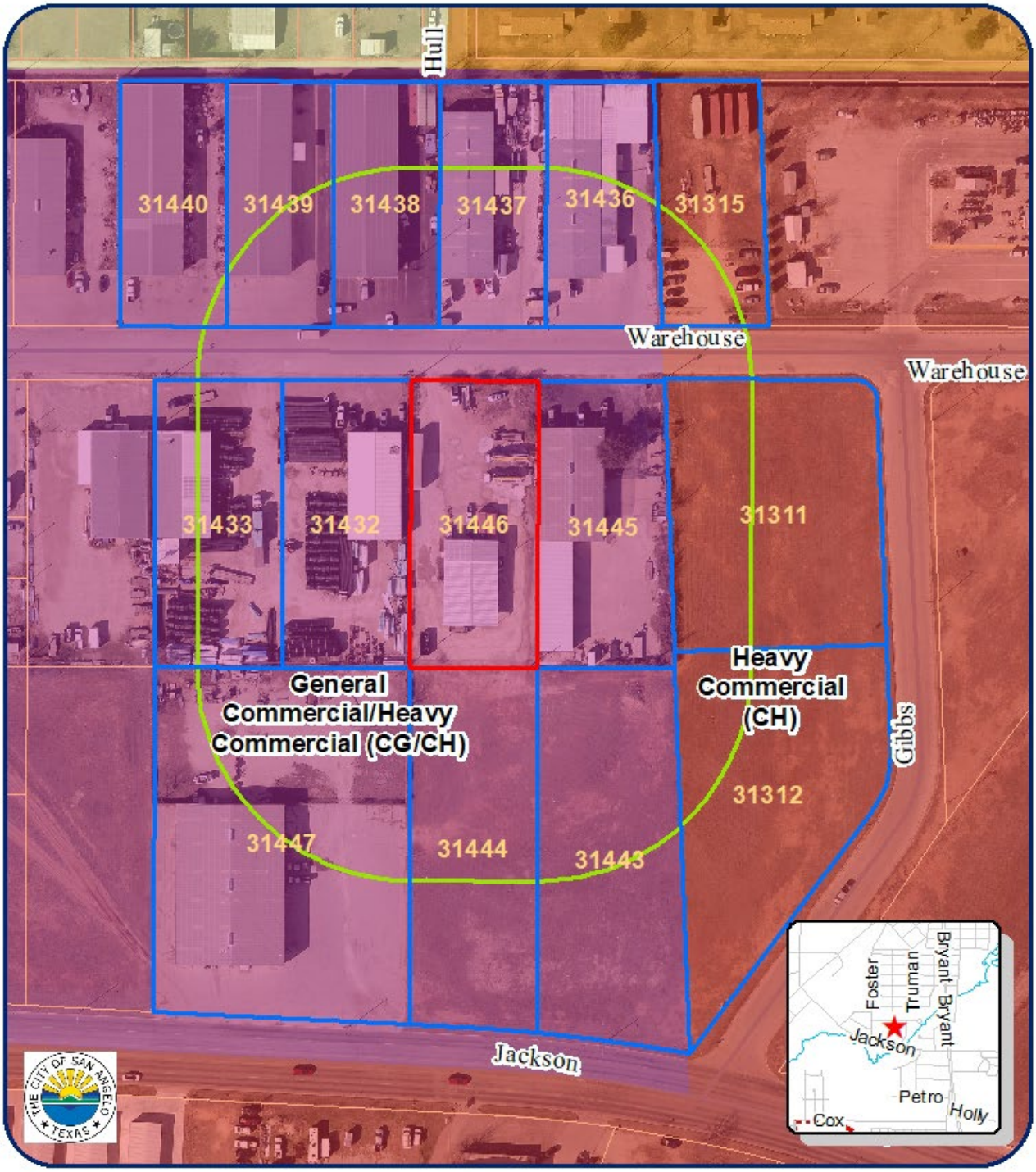
3. The applicant shall obtain all required permits including a change of occupancy from the Permits and Inspections Division within 12 months of approval. The change of occupancy is to include a final development plan showing all parking, outside kennels, and storage areas and shall be approved by the Planning Director (with appeal to the Planning Commission).

Attachments:
Aerial Map
Zoning Map
Photographs

Aerial Map
CU23-33 749 Warehouse Rd
Council District: #3 Harry Thomas
Neighborhood: Rio Vista
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



Zoning Map
CU23-33 749 Warehouse Rd
Council District: #3 Harry Thomas
Neighborhood: Rio Vista
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Outside use area (highlighted in pink)

Photos of Site and Surrounding Area