Planning Commission
8/21/2023

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 21, 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. Meeting Minutes

1. Consider approving the meeting minutes for June 19, 2023.
2. Consider approving the meeting minutes for July 17, 2023.

III. Regular Agenda

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

1. **RP23-24** - First Replat of Highland Range Estates Section One, Block 2 to combine two lots in the ETJ; and one variance request to allow the current 20' of paving for Edinburgh Rd in lieu of the minimum 26 feet.
2. **RP23-25** - First Replat of Lakeview Addition Blk 22, to create two lots; and a variance request for no curb and gutter along Bowie Street.
3. **RP23-26** - First replat of Saddle Club Section 3, Block 1.
4. **RP23-28** - First Replat in Block 10 and Second Replat in Block 9 of JNO. ABE March Subdivision; and a variance request to allow no paving on an unnamed street extending to the west property line.
5. **RP23-29** - Replat of the east half of Tract 9 of the Forest Park Addition, located at 2716 Forest Park Ave.
6. **RP23-30** - First Replat of Concho Development Addition, Section One, Block Two, located in the 3400 Block of Edgemont Drive.

7. **FP23-32** - Final plat of Southland Park Addition, Section Twenty-Five C, creating Lot 6C and dedicating right-of-way along Stone Canyon Trail; and appeal of a denial of a sidewalk waiver for Stone Canyon Trail.

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

1. **Z23-10 & CP23-03, 3480 Edgewood** - A request for a Comprehensive Plan amendment from "Commercial" to "Neighborhood Center" and rezoning from Light Manufacturing (ML) to RS-3 zoning for property located at 3480 Edgewood.
2. **CP23-02 & PD23-04, Coliseum Drive -** 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. **Z23-09, 2718 Forest Park Avenue -** A request to rezone from Single Family Residential (RS-1) to Two Family Residential (RS-2) located at 2718 Forest Park Avenue.

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

1. **CU23-36** - A request for a Conditional Use to allow a Short-Term Rental at 2458 Fisherman's Road in the RS-1 zoning district.
2. **CU23-37** - A request for a Conditional Use to allow a Short Term Rental at 4219 River Bend Drive in the RS-1 zoning district.
3. **CU23-38** - A request for a Conditional Use to allow a Short Term rental at 1126 Cyndi Lane in the RS-1 zoning district.
4. **CU23-39** - A request for a Conditional Use to allow a Short Term Rental at 6006 Terlingua Street in the RS-1 zoning district.

D. **Discussion Items**

1. Discussion of potential future changes to the Subdivision Ordinance to allow more preliminary plats and final plats to be approved administratively without review by the Planning Commission per Texas House Bill 3699.

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 **September 18, 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, 16th day of August, 2023, at 2:16 pm

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.

REPORT TO PLANNING COMMISSION

Requestor:	Sherry Bailey, Sr. Planner, Planning and Development Services
Meeting Date:	August 21, 2023
Item type:	Consent Item

Caption:

Consider approving the meeting minutes for June 19, 2023.

Staff Recommendation:

Approve

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. June 19. 2023 Minutes — June 19. 2023 Minutes.pdf

Presentation:

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Jon James	Final Approval

RECORD OF MINUTES

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, JUNE 19, 2023, 9:00 A.M.
EAST MEZZANINE OF CITY HALL
72 WEST COLLEGE AVENUE

PRESENT: Travis Stribling, Chair
Luke Uherik, Vice Chair
Brittany Davis
Kandi Pool
Trinidad Aguirre
Michelle Miller

STAFF: Jon James, AICP, Director of Planning and Development Services
Brandon Dyson, Deputy City Attorney
Aaron Vannoy, Assistant Director of Planning and Development Services
Zachary Rainbow, Planning Manager
Sherry Bailey, Principal Planner
Austin Reed, Planning Tech

I. Call to Order:

Chair Stribling called the meeting to order at 9:06 a.m. and establish that a quorum is present.

II. Consent Agenda:

A. Consideration of the April 17, 2023 & May 15, 2023, Planning Commission Meeting Minutes.

B. Subdivision Plats:

i. <u>PP23-08 - Arden Heights (SMD#6)</u>
A request for approval of a Preliminary Plat of 79.690 residential acres, which will contain 233 lots, located northwest of the intersection of FM 2288 and Arden Road.

ii. <u>FP23-24 – Shriners Point Sec 1 (SMD#2)</u>
A request for approval of a Final Plat for Shriner's Point, Section 1, for six lots, located west of Armstrong Street at West 40th Street.

iii. **FP23-25 – Shriners Point Sec 2 (SMD#2)**
A request for approval of a Final Plat for Shriner's Point Section 2, for seventeen lots, located west of Armstrong Street at West 40th Street.

iv. **PP23-09 – Sagewood Estates (SMD#4)**
A request for approval of a preliminary plat of 5.894 residential acres, which will contain eleven lots, located northwest of Armstrong Street and E. 25th Street.

v. **FP23-28 – Sagewood Estates (SMD#4)**
A request for approval of a final plat for Sagewood Estates, being 5.894 acres of lan, located northwest of Armstrong Street and E. 25th Street.

vi. **FP23-27 – Audrey Estates (ETJ)**
A request for approval of a final plat of the Audrey Estates, Sect. 1, being 19.921 acres, located in the extraterritorial jurisdiction (ETJ) south of FM 2105.

vii. **PP23-10 – Hunter Place Subdivision - (SMD#2)**
A request for approval of a Preliminary Plat for Hunter Place Subdivision, comprising 26 lots, being 6.552 acres located northwest of Armstrong Street and East 34th Street.

viii. **FP23-26 – Hunter Place Subdivision - (SMD#2)**
A request for approval of the Final Plat for Hunter Place Subdivision, being 4 lots, being 6.552 acres located northwest of Armstrong Street and East 34th Street.

ix. **RP23-17 – Clar-Mor Heights Addition, Lts 4 & 5C, Blk 1 - (SMD#5)**
A request for approval of a Replat of Clar-Mor Heights, Block 1, Lots 4 and 5C, located on Moritz Circle south of Sherwood Way.

Chair Stribling reviewed the Consent Agenda and asked that all six of the Short-Term Rentals (STR) cases on the Consent Agenda be placed on the Regular Agenda instead. He then asked if anyone else on the Board wanted to pull an item. Hearing no one, he called for public comment on the Consent Agenda. No comment was made.

Chair Stribling then called for a motion.

Commissioner Uherik moved to approve the Consent Agenda minus the Short-Term Rentals. Commissioner Davis seconded the motion. All present voted aye. **Motion passed 6-0.**

III. Regular Agenda

Director James addressed the meeting before Manager Rainbow began the presentation on the Conditional Uses – Short Term Rentals.

Commissioner Uherik addressed items missing in the discussion. He stated the ordinance requires that the Operator must reside in Tom Green County. Second the ordinance requires that the owner/operator's contact information must be included in the notice that goes out to the adjacent property owners. The second item in the street width of 30 feet needs to be mentioned. Deputy City Attorney Dyson indicated that as a result of recent State Supreme Court cases, the street width enforcement had been dropped. Commissioner Uherik then asked about the noise complaint process. Parking accommodations also need to be addressed. Chair Stribling also asked that in the future every initial Short-Term Rental should not be placed on the Consent Agenda.

IV. Conditional Uses:

The Planning Manager, Zachary Rainbow began to address the Short-Term Rentals that had been moved from the Consent Calendar to the Regular Agenda.

1. **<u>CU23-15 - 221 N Oxford Dr - RS-1 (SMD#5)</u>**
   A request for approval of a Conditional Use for a Short-Term Rental located at 221 N Oxford Drive.

   Planning Manager Rainbow presented the request. This application meets the requirements of the ordinance, received no negative comments, and staff is recommending approval. The application is in District 5, Karen Hesse Smith's district.

   Council Member Smith spoke concerning STR's and requested a density map from staff.
   The owner of the property spoke for the request.

   Motion by Commissioner Davis to approve with the neighborhood being changed to College Hills rather than the Bluffs. Seconded by Commissioner Uherik. **Approved 6-0.**
   [Staff note: 221 N. Oxford is in the Bluffs neighborhood.]

2. **<u>CU23-16 – 1410 S Park St - RS-1 (SMD#5)</u>**
   A request for Conditional Use for a Short-Term Rental located at 1410 S Park Street.

   Planning Manager Rainbow presented the request. This application meets the requirements of the ordinance, received no negative comments, and staff is recommending approval. The application is in District 5, Karen Hesse Smith's district.

   Mr. Wardlaw, 1201 S Park St., approached the podium to speak on this application. He addressed three applications for STR's. He felt this use does not belong in single-family districts. 621 W Ave. J and PD223-05 2909 S A & M along

with 1410 S Park. No showing of need, feels STR's are being clumped into District #5. Doesn't want them next to schools.

James Kavil spoke against those STR's in Santa Rita as a resident of Santa Rita. Council Member Larry Miller, District 6, also spoke against STR's.

Chair Stribling, Commissioner Pool and Commissioner Uherik all spoke about the initial process for the Short-Term Rental agreeing they wanted the additional information in the presentation by staff.

Commissioner Aguirre moved approval as presented by staff, Commissioner Uherik seconded, **Approved 5 - 1.**

3. **CU23-21 – 2802 Houston St -RS-1 (SMD#2)**
   A request for Conditional Use for a Short-Term Rental located at 2802 Houston Street.

Planning Manager Rainbow presented the request. The application meets the requirements of the ordinance, received no negative comments, and staff is recommending approval. The application is in District 2, Tom Thompson's district.

Public comment was opened, no one appeared. Public comment was closed.

Commissioner Uherik moved and Commissioner Davis seconded to approve as presented. **Approved 6 - 0**.

4. **CU23-22 – 1910 Juanita Ave -RS-1 (SMD#2)**
   A request for approval of a Conditional Use for a Short-Term Rental located at 1910 Juanita Avenue**.**

   The Planning Manager presented the request. This item is in Tom Thompson's District 2. All of the requirements have been met. Public comment was opened. No comment.

   Commissioner Davis moved and Commissioner Miller seconded.
   Approved 6 - 0.

5. **CU23-24 – 1909 Forest Park- RS-1 (SMD#2)**
   A request for approval of a Conditional Use for a Short-Term Rental located at 1909 Forest Park.

   Planning Manager Rainbow presented the request. This item is in Tom Thompson's District 2. Staff stated that the application meets all of the requirements. Public comment was opened, no comment.

Commissioner Davis moved and Commissioner Uherik seconded.
Approved 6 - 0.

6. **CU23-26 – 102 W Ave I- RS-2 (SMD#3)**
A request for approval of a Conditional Use for a Short-Term Rental located at 102 W Ave I.

Planning Manager Rainbow presented the request. The item is in Harry Thomas' District 3. Public Comment was opened, No Public comment.

Commissioner Davis moved and Commissioner Aguirre seconded.
Approved 6 - 0.

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

1. **CU23-14 - 2536 Colorado Ave (SMD#5)**
A request for approval of a Conditional Use to allow a Short-Term Rental in the Single-Family Residential (RS-1) Zoning District, located at 2536 Colorado Avenue.

Principal Planner Bailey presented the request. The property is in Council member Karen Hesse-Smith's District 5. 21 notices were mailed out, with none in favor and three against.

Ray Bishop appeared for his son who lives next door to the property in question. His son is against the move to become an STR, including problems in the area that resulted in the police being called.
Laura Stance believes their neighborhood is being saturated.
Larry Cur, 2530 Colorado, believes STR's reduce property values and believes the mayor is opposed to the STR's.

The property owner spoke on behalf of the proposal. She has been here 10 years. They just purchased the property. As owner they must keep the property.

Commissioner Davis had questions about the research into each STR, including occupancies. Discussion occurred concerning the audit that was done by the City. Chair Stribling asked for information about whether they were operating without getting a permit. The saturation information was also requested.

Commissioner Aguirre moved to approve, Commissioner Uherik seconded**.**
Approved 4 - 2.

Commissioner Davis asked to see a copy of the STR list and to have a saturation map. Commissioner Miller also requested the saturation information, so the Board has that reference. Commissioner Miller asked about the complaint notification process.

2. C<u>U23-17 – 621 W Ave J - RS-2 (SMD#5)</u>

A request for approval of a Conditional Use for a Short-Term Rental located at 621 W Ave J. in District 5, Karen Hesse Smith's district.

Principal Planner Bailey presented the request. This item has met all of the ordinance requirements and staff has received no comments. 22 notices were sent with 1 in favor and 2 against.

Public comment was opened by the Chair. Rober Miller, 2324 Austin, #37790 did present his complaint. Part of his questions dealt with the hotel tax. He believes he is a good landlord. He asked about the ADA and how it applies to STR's. The existing rules treat this as a residential use not a hotel. Council Member Smith asked about comments and indicated she has a constituent that said she submitted comments. Alley parking needs to be paved. Ms. Jensen also commented about the dog run on the property and the dogs getting loose.

Mr. Throp is the new owner of this STR. He indicated he knows that he has to pave the parking.

Commissioner Uherik indicated he has a problem with there being items that need to be corrected yet asking for approval. Mr. James indicated that it is a Conditional Use and by the nature those uses are approved with conditions that must be met. Commissioner Pool asked if approved do we check that the conditions have been met. Mr. James indicated that staff does follow up to ensure compliance.

Commissioner Aguirre moved and Commissioner Uherik seconded to deny the application. **All present voted aye. Denied 6 - 0.**.

The Chair called for a brief recess.

3. <u>CU23-18 – 3220 Trinity Ave RS-2 (SMD#5)</u>

A request for approval of a Conditional Use for a Short-Term Rental located at 3220 Trinity Avenue in District 5, Karen Hesse Smith's district.

Principal Planner Bailey presented the application. All requirements have been met. Staff received 4 comments in opposition and 3 in favor.

Public comment was opened by the Chair. He then called for comments from the applicant. Public comment was closed. The Chair indicated he felt that if an applicant is asking for approval they should be present.

A motion was made by Commissioner Pool to deny the application and seconded by Commissioner Uherik. **The vote was 6 - 0 to deny.**

4. <u>CU23-19 – 635 S Jefferson St -RS-1 (SMD#5)</u>

A request for approval of a Conditional Use for a Short-Term Rental located at 635 S Jefferson Street in District #5, Karen Hesse Smith.

Principal Planner Bailey presented the request. Staff indicated 13 notices were sent out, with 7 responses, including 3 in favor and 4 against.

James Kavil spoke against the request. He asked the Board if they were trying to saturate the neighborhood. He was against the application because it is directly across from the elementary school.

Barbara Montague, lives next to the property. She indicated that there are three long term rentals in the neighborhood and they are not being kept up. The person who purchased this house has updated the house immensely. At least the short-term rental will only have people there for a short term and then gone. Parking was also a concern. This is a large house it will attract large families or groups.

The property owner spoke in relation to the noise issue. This home can accommodate large families. Sometimes there is noise like any home but it will be short. She has a long list of rules. The Short Term Rental ordinance has a lot of rules. Being near a school is a safe place with a lot of eyes. This is also an investment that she has made and a commitment because it has cost $100,000 to refurbish this home.

Public comment was closed. The Chair indicated he is concerned about having a short-term rental across from an elementary school.

Commissioner Aguirre moved to approve, Commissioner Davis seconded.

The chair opened public comment again to allow an additional person to comment. She indicated that she could hear the noise coming from that home. **The vote was 4 - 2 to approve**.

5. <u>CU23-20 – 1854 Guadalupe St- RS-1</u> <u>(SMD#4)</u>

A request for approval of a Conditional Use for a Short-Term Rental located at 1854 Guadalupe Street in District 4, Lucy Gonzales.

Principal Planner Bailey indicated she had talked with the applicant about her history conducting a short-term rental. She indicted she has been paying the hotel tax but was not aware she needed a city permit. 23 notices were sent out with 3 responses in favor and 1 against.

The Chair opened for public comment. None was heard. He closed public comment and called for a motion.

Commissioner Davis moved and Commission Aguirre seconded to approve. **The vote was 6 - 0 to approve.**

6. CU23-23 – 914 Wichita Ave -RS-1 (SMD#2)

A request for approval of a Conditional Use for a Short-Term Rental located at 914 Wichita Avenue in District 2, Tom Tompson's district.

Principal Planner Bailey presented the staff report. She indicated that she had spoken briefly with a neighbor and this is one that was identified by the City's audit. 22 notices were sent out, with no responses in favor and one opposed.

Public comment was opened. There was no comment. Commissioner Davis moved and Commissioner Aguirre seconded a motion for approval. **Approved 6 - 0**.

7. CU23-25 – 3834 Old Post Rd - RS-1 (SMD#6)

A request for approval of a Conditional Use for a Short-Term Rental located at 3834 Old Post Road.

Principal Planner Bailey presented. This application is one that came in because of the audit. 22 notices were sent out, none in favor were received, one against. Staff is recommending approval.

The Chair called for public comment. Jane Harbor lives next door and is concerned by commerce in the neighborhood. We have commercial center very close. We have met many renters and have had no problems. One renter came and introduced themselves and said they were going to have a party and if there were any problems please let them know. They are not against the STR.

The Chair called for a motion, Commissioner Aguirre moved to approve and Commissioner Davis seconded. **Approved 6 - 0.**

8. CU23-27 - 3406 Clearview Dr -RS-1 (SMD#6)

A request for approval of a Conditional Use for a Short-Term Rental located at 3406 Clearview Drive in District 6, Larry Miller.

Principal Planner Bailey presented. 21 notices were sent out, 17 were submitted against. This application has met the requirements of the ordinance and staff recommends approval.

Public comment was opened. Mike Halmanchek lives in this neighborhood. The owners have owned it for two years. They have done a lot of work. This is going to be a party property. Brenda Coats has lived next door for 38 years. We have been awakened by these neighbors. Laurie Handly spoke about living very close and concerns that this is a party house. They are not neighborly. Having people come in and out changes the nature of the neighborhood. Ray Bishop lives directly behind this property. Been there 37 years. These neighbors are an abomination. He is strongly opposed.

The Chair asked if the owners were present. Bret Henley another neighbor stated they are glad the neighbors are now gone. Public comment was closed,

Commissioner Davis spoke and made the motion to deny, Commissioner Pool seconded. **All present voted to deny, 6 - 0.**

9. <u>CU23-28 – 2310 W Twohig Ave- RS-1 (SMD#5)</u>

A request for approval of a Conditional Use for a Short-Term Rental located at 2310 W Twohig Avenue in District 5, Karen Hesse Smith's district.

Principal Plann Bailey presented this item for a Short-Term Rental. 23 notices sent out with 3 responses in favor and one against.

The Chair called for public comment. There was none. The Chair closed public comment and stated he would like to see every applicant at the meeting.

Commissioner Miller moved to deny, Commissioner Pool seconded. **Denied 6 - 0.**

10. <u>CU23-29 - 2406 N Bryant (SMD#4)</u>

A request for approval of a Conditional Use request to allow Retail Sales & Service Uses in the Heavy Commercial (HC) Zoning District at 2406 N Bryant Blvd.

After a break, Planning Manager Rainbow presented the request for Retail Sales in a Heavy Commercial Zone. The intent of the rezoning is to expedite the process and to develop retail and commercial for potential commercial growth in this area. TxDOT has been improving this area with sidewalks and street widening. A fence is recommended for the area adjacent to residential. Staff is recommending approval.

Public Comment was opened and Carter Fieldhof, the applicant, asked if there were any questions to what has been submitted in the staff report. With no further statements, public comment was closed.

Commissioner Uherik moved to approve, Commissioner Davis seconded. **Vote to approve 5 - 0.**

A. Subdivision Plats

The Planning Commission has final authority for approval; appeals may be directed to City Council.

1. <u>RP23-14 - First Replat in Blocks 39 & 40, Miles Addition (SMD#3)</u>

A request for approval of a First Replat in Blocks 39 & 40 Miles Addition, being 3.387 acres, and variance requests from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow streets with no curb & gutter and to allow 4th Street to remain at a substandard width, located between 4th and 5th Streets and between Oakes and Pecan Streets.

Planning Manager Rainbow presented this case. He indicated that this is the second step for this property where the alleys were abandoned a few week ago. This is a replat of those properties. They are asking variances to leave the streets as is, without increasing the paving width and with no curb and gutter. Staff does not support the Fourth Street request for a variance. If approved the request is subject to the conditions listed in the staff report.

The Public Comment period was opened for comment. Russell Gully expressed a concern regarding the State saying no to any improvements in the Fourth Street right-of-way. The developer cannot make improvements without approval by the State. He also indicated that it is the owner's intent to dedicate the drainage structure to the City. Mr. James agreed that staff was amenable to adding to the condition that any required improvements to Fourth Street are subject to agreement by the State to allow such improvements. If the State does not agree, the City will not require.

Commissioner Davis moved to accept staff's recommendation with the addition of Mr. James' suggestion for the handling of the Fourth Street improvements and allowing the developer to move forward. Commissioner Aguirre seconded. All present voted aye. **Approved 5 - 0.**

C. Rezonings and Comprehensive Plan Amendments

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

1. <u>Z23-06: 2153 Valleyview Dr. (SMD#1)</u>

A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District on the property located at 2153 Valleyview Dr.

Planning Manager Rainbow presented the request to rezone from RS-1 to RS-2. This is in district 1, Council Member Heibert's district. This general area has high density single family and two family zoning, but much of the area has developed with single family homes. Staff is recommending approval.

The Chair asked if there are any townhomes in the area. The Chair also asked if there were any renderings of the proposed design. Public comment was opened. Dewayne Custer lives in the cul-de-sac adjacent to this property. He has talked with the neighbors. Westway Street is the demarcation line where everything to the west is higher density, but everything to the east is single family. The neighbors are concerned that this will become a rental unit among resident owned property.

The Chair closed Public Comment and asked for comments from the board. Commented that this is a difficult property in that this is a home owner area even if it is townhomes and RS-2 zoning.

Commissioner Aguirre moved to deny. He would support RS-3 but is against rentals being introduced in this area. Commission Uherik seconded**. All present voted to deny, 6 - 0.**

2. <u>Z23-05: 1065 N. Main Street (SMD#3)</u>
A request to rezone property from the Single-Family Residential (RS-1) zoning district to the Neighborhood Commercial (CN) zoning district located at 1065 North Main Street.

The following right-of-way abandonment and replat requests are related to the above zoning case:

a. <u>ROW Abandonment – 1065 N Main St (SMD#3)</u>
A request to abandon the approximately 20' x 105' (unimproved) alley running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St.

b. <u>RP23-12: Exall Addition, Block 5 and Chapman's Subdivision, Lots 41-44 (SMD#3)</u>
A request for approval of an amendment to the Chapman's Subdivision, Lots 41-44 and a replat of the Exall Addition, Block 5, located at 1065 North Main Street, and two variance requests from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow the streets to be maintained at their current width.

Planning Manager Rainbow presented the expanded request of rezoning, alley abandonment and platting for this combined request. This application is to accommodate a dollar store with the rezoning, abandonment of a partial alley, and a replatting of all the lots into one property. In this case there is a homeowner that will be having his sewer rerouted as part of the abandonment and replatting which will benefit him. The Neighborhood Commercial Zoning is a better fit for the proposed neighborhood-serving retail. The city Engineer and Planning Director are recommending approval. There is a variance request to maintain the curb and gutter and paving width with approval of the City

Engineer. This is an infill area. Staff is recommending approval with the listed conditions on the plat and the abandonment that will be reflected in the ordinance.

Public comment was opened. No comment was heard. Public comment was closed and a motion to approve all three cases was offered by Commissioner Uherik and seconded by Commissioner Davis. **Approved 6 – 0**. This approval included the rezoning, the abandonment, and the replat, including approval of the requested variances.

3. **PD23-05: A new PD out of PD07-03: 2909 S A&M (SMD#5)**
   A request to adopt a new Planning Development District, PD23-05, by amending a portion of the existing Planned Development, PD07-03, to allow for a mix of uses to include group residential living, an associated school, a day care facility, and a commercial bakery/café, on a 5.438-acre portion containing existing buildings, out of the overall 7.938-acre tract, located at 2909 S A&M.

Planning Manager Rainbow presented the request. This is a project the applicant has been working on for a long time. The proposal includes many uses that are already covered by the existing Planned Development. In this request the addition is the home for unwed mothers and their children, with a day care and school, plus a café and bakery that would have a retail component that would allow the public to come to the facility to purchase. This plan is for the center portion, leaving the property on the north and south as it is presently covered by the assisted living home existing PD.

Staff is concerned about the retail portion and the condition of the existing buildings. The neighbors are concerned about the change from the original zoning use. Staff is seeking input and direction from the Commission and does not have a formal recommendation on this case.

Public comment was opened. The applicant was present and presented his concept. The retail portion is for funding to keep the program functioning. The daycare is for the public not the girls. This is a learning project. Learning to care for their child while earning a living. The plan is for one building a year for the project. Flo Yorba addressed the Board. The buildings have deteriorated for the past 15 years. The neighbors are concerned about the asbestos. She also does not want the commercial aspect in her neighborhood. Russell Gully spoke in favor arguing for the aspect of doing God's work. This project will have to have raised their capital before they can move forward. Public comment was closed.

Discussion continued among the Board. These buildings are a major problem and the cost is going to be substantial. There is also concern about the bakery which is a commercial use in the neighborhood. The location and the proposed use is concerning. Commissioner Aguirre believes that this is a project that has merit,

but funding is a major stumbling block. Discussion continued about these conerns. The Chair re-opened public comment. Russell Gully stated those are concrete structures that have life in them yet. Closed public comment.

Commissioner Aguirre moved to approve. Motion failed for lack of a second. Commissioner Miller left the meeting at 12:38 pm.

Commissioner Uherik moved to approve without the commercial and retail component, but with group living, day care and associated school. Commissioner Aguirre seconded. **Vote was 5 -0 to approve the motion.**

V. 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, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

No public comment.

VI. Planning Director's Report

Mr. James mentioned a proposed annexation along Foster Rd and Loop 306 presented by staff.

VII. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, July 17th, 2023,** at the ***East Mezzanine of City Hall, 72 West College Avenue, San Angelo, Texas.***

Commissioner Davis made a motion to adjourn, seconded by Commissioner Uherik. ***Motion approved, 5 - 0 at 1:09 pm.***

VIII. Adjournment.

This notice of meeting was posted on the bulletin board at the City Hall for the City of San Angelo before 9:00 a.m. of Friday, June 16, 2023, in accordance with Chapter 551 in the Government Code for the State of Texas.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending Planning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 325-657-4405, or the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

_____

Jon James
Director, Planning & Development Services

REPORT TO PLANNING COMMISSION

Requestor:	Sherry Bailey, Sr. Planner, Planning and Development Services
Meeting Date:	August 21, 2023
Item type:	Consent Item

Caption:

Consider approving the meeting minutes for July 17, 2023.

Staff Recommendation:

Approve

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. July 17, 2023 PC minutes — July 17, 2023 PC minutes.pdf

Presentation:

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Jon James	Final Approval

REGULAR MEETING MINUTES

CITY OF SAN ANGELO, TX

PLANNING COMMISSION

JULY 17, 2023

PRESENT: Travis Stribling, Chair
Luke Uherik, Vice Chair
Trinidad Aguirre
Brittney Davis

Staff: Jon James, Director of Planning and Development Services
Brandon Dyson, Deputy City Attorney
Aaron Vannoy, Assistant Director of Planning and Development Services
Sherry Bailey, Principal Planner
Rae Lineberry, Planner
Austin Reed, Planning Tech

I. Call to Order

Chair Stribling called the meeting to order and established a quorum at 9:03 am

II. Consent Agenda

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.

Chair Stribling opened Public Comment for the Consent Agenda item.
A representative for the church indicated it should say Blue Grama Trail.
The Chair closed Public Comment and asked for a motion.

*Commissioner Uherik made a motion and Commissioner Davis seconded to approve the Consent Agenda. The vote was approved **4 – 0**.*

III. Regular Agenda

A. Subdivision Plats

[Chair Stribling moved an item from later in the agenda and placed under the next item since both deal with the same property]

The Chair indicated he was moving two items that deal with the same property but were different actions together for discussion purposes (items A.1 and B.4).

A.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.

B. Rezoning

B.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.

Sherry Bailey, Principal Planner presented the next two items. The Arden Heights property which has requested annexation, has two final plats for approval and a request to rezone the area when the property is annexed to RS-1 Single Family Residential. The plats have half acre lots so the request to rezone is necessary. There is water but not sewer service to the site. These proposed lots will be on septic systems. No variances are necessary and staff is recommending approval subject to the conditions listed in the staff reports.

Chair Stribling opened the meeting for Public Comment. Chair Stribling called for questions from the Planning Commission. Commissioner Aguirre talked about the need to have infrastructure in the ground because the cost for an individual is prohibitive. Russell Gully representing the applicant stated the cost is what is driving the need to do the half acre lots. It is an up and over need for extending the sewer at this time.

Motion by Commissioner Davis to approve the plats and a second motion to approve the rezoning. Commissioner Uherik seconded both.

A.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.

Items A.2 and B.3 considered together since they are both for the same property.

B. Rezoning

B.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.

Asst. Dir. Aaron Vannoy presented these two items being a final plat for Dollar General and a rezoning from Heavy Commercial to Neighborhood Commercial.

The final plat joins two lots into one for a future proposed retail use. This area is at the end of the infrastructure extension with the soccer fields and the dam presenting a barrier to further development. Because of that impediment Dollar General will only have to extend infrastructure for their use and not to the edge of their lot. The rezoning they have requested is more in keeping with their neighborhood store concept and walkability. The underlying Comprehensive Plan designation is "Neighborhood Center" so the Neighborhood Commercial is more in keeping with the future land use plan. 17 notices were sent out with one comment in support of the request. The Neighborhood Commercial lends itself to the development of a walkable development serving the nearby neighborhood.

Chair Stribling called for public comment. The company representatives thanked the city for their support and helping the company work through their issues. No one else spoke.

Chair Stribling closed Public Comment and called for two motions.

Commissioner Davis moved to approve the final plat and moved to approve the rezoning as presented. Commissioner Uherik seconded both motions. All present voted in favor of both motions.

A.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.

Asst. Dir. Aaron Vannoy presented the Preliminary Plat and first and second replat for Andrew D. Smith Subdivision. The original preliminary plat included additional lots to the west. Those lots are now in development. The revised Preliminary plat reflects the replatting for this area into single family lots that will have water and sewer services. The replat is leaving a lot that is not part of this plat but has an existing home on that lot. Chair Stribling asked if this lot meets the minimum requirement.

The Chair opened for Public Comment. Erica Wilde the Engineer for this application indicated that the lot will also have a 1,350 easement that goes with it so it will meet the lot minimums of 5,000 square feet. No other comment was made and the Chair closed Public Comment and called for a motion.

Commissioner Davis moved and Commissioner Aguirre seconded. All present voted aye. Motion approved 4 – 0.

B. Rezonings and Comprehensive Plan Amendments

B.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.

Senior Planner Bailey presented the item. This is more of a clean up action which is the result of past projects at the site being accomplished without amending the original Planned Development ordinance. At this point, so much of what is done on the campus is done over the entire site that staff has proposed to amend the PD to allow all of the uses be included across the board at the site is areas A, B & C. So the new athletic field house will activities will be allowed across the site as well as the maintenance that is done at site C. The residential uses, the institutional and educational will be allowed across the site. There were 32 notices sent out, 0 in favor and 1 in opposition. The person in opposition is concerned about the noise in the evenings for athletic events and parking that infringes on the residential area. Educational facilities are situated in residential areas because that is the area that is being served.

The Public Comment session was opened for comment. The applicant had a representative that addressed the site facility questions and noise. A neighborhood who lives across the street appeared to indicate her concern about all the parking.

Motion by Commissioner Trinidad and seconded by Commissioner Davis to approve as presented. Motion passed 4 – 0.

B.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.

This item has been continued to next month; however, Chair Stribling opened Public Comment for anyone who might be present for the presentation. There was no public comment.

C. Conditional Uses

C.1. CU23-30 - A request for approval of a short-term rental located at 2506 Sleepy Hollow Rd.

Rae Lineberry , Planner I presented the request for a Short Term Rental on Sleepy Hollow at Lake Nasworthy. The staff has provided a map for this area listing existing Short Term Rental's that are current-3, any that are expired - 3 and one that was denied. As far as we know that are none that are operating without an application. It will need paved parking and they are aware of that requirement. Staff is recommending approval with the standard three conditions.

The applicant presented her application. She asked for clarification, does the

parking need to be paved. The answer was yes.

Chair Stribling indicated he is familiar with this are and parking is difficult. Having the two required spaces is necessary.

Commissioner Davis moved and Commissioner Uherik seconded to approve the applications as requested. All presented voted aye. 4 – 0.

C.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.

Rae Lineberry, Planner I presented the case for the doggy day care facility. In the future they may want to go to boarding but for the present they what a day care facility with grooming and training. This is in a Heavy Commercial zone (CH) with building storage yards and minor industrial facilities close by. The nearest residential is over 200 feet away. Staff is recommending approval with three conditions: lighting needs shielding; need to get a change of occupancy and a final site plan showing parking and kennel placement which will be approved by the Planning Director.

An opponent to the application asked to speak. His business holds meetings at their site which is next door and often they meet at night. This request would facilitate noise and that would effect their business. They object.

The applicant addressed the Commission. The dogs will be kenneled at night inside. Any outdoor activity will be in the outdoor area next to an area that has no building on site. That space is 30 ft. from the property line. As a dog trainer having a lot of noisy dogs barking would not be a good recommendation. The applicant is intending to purchase the building. Maximum of 10 dogs overnight. Maximum of 16-day care dogs.

Discussion occurred about how this program is different than other dog facilities.

Commission Davis moved to allow, Commissioner Aguirre seconded. Motion passed 3 – 1.

IV. Public Comment

There was no public comment.

V. Planning Director's Report

Director James indicated that Planning Manager Rainbow has resigned.

Second, the A & M case heard at the last meeting the Commission approved everything except for the commercial. With that action the existing uses are already accommodated within the current Planned Development. Therefore,

there was no need to move it forward to City Council.

Third, the new agenda formatting is based on new agenda software used to create the agendas and is the same as the City Council format.

Last, there are two appeals dealing with STR's that will be moving forward to City Council. The City audit found 85 operating STR's in the City. The City will follow up with the 45 that have not gotten City approval, so you may be seeing more STR applications in the coming months.

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.

B. Adjournment

Motion to adjourn by Commissioner Uherik, seconded by Commissioner Davis. Passed on a 4 – 0 vote.

PLANNING COMMISSION – August 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat Plat	RP23-24 First Replat of Highland Ranges Estates Sec 1 Blk. 2

SYNOPSIS:

The applicant has applied to combine Lots 2 and 3 to become Lot 2A totaling 2.573 within the Highland Ranges Estates Subdivision, Section 1, Block 2. This Replat is in the Extraterritorial Jurisdiction (ETJ) of the City. A request for a variance of paving width to remain at 20' in lieu of the minimum required 26'.

LOCATION:	LEGAL DESCRIPTION:
117 and 121 Edinburgh Rd.	Lot: 3, Blk: 2, Subd: HIGHLAND RANGE EST/SAISD, SEC 1 Lot: 2, Blk: 2, Subd: HIGHLAND RANGE EST/SAISD, SEC 1

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: ETJ Neighborhood: ETJ	ETJ	Rural	2.573 acres

THOROUGHFARE PLAN:

FM 2288 – This is a major arterial in the existing thoroughfare plan. Currently ROW is at 126', exceeding the standard minimum width of 76'. Paving width is consistent with curb and gutter at 66', exceeding the standard minimum width of 56'.

Edinburgh Rd – A local street in the ETJ. Currently with 62' of ROW, exceeding the required width; and a paving width of 20', which is 6' short of the required minimum 26'.

STAFF RECOMMENDATION:

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

PROPERTY OWNER/PETITIONER:

Owner: Tymn Combest
Petitioner: SKG Engineers

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 1 residential lot. The property currently has a Vision Plan of Rural designation which is 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).

Master Thoroughfare plan:
The Plat process triggers the review of infrastructure. In this case the infrastructure review is for roads and water. Water has been determined adequate. The TXDOT road FM2288 is adequate for ROW (and the City does not require additional ROW on state roads in any case). Edinburgh Rd, a local road, has 62' of ROW which exceeds the minimum standard; however, the paving width is only 20'. This is 6' under the minimum paving width of 26', thus requiring improvement or a variance.

Administrative Standards – Chapter 10, Section III Widths and Graphic Specifications C. 2. D. In no case shall a street be approved with less than 26 feet of pavement width.

Recommendation: Staff recommends **APPROVAL** of the Highland Range Estates Sec 1, but **DENIAL** of the variance to the paving width with the following two 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. Prepare and submit plans for required improvements to streets by half the additional increment necessary to comprise the minimum paving widths [Land Development and Subdivision Ordinance, Chapter 10].

   For Edinburgh RD, the minimum width is 26 feet (in this case, requiring 6 additional feet).

   a. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

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

Attachments:
Aerial Map
Plat

Aerial Map

Highland Range Aerial

8/14/2023, 12:45:41 PM

Existing Thoroughfare

Parcels

Major Arterial

1:4,514

0 0.03 0.07 0.13 mi

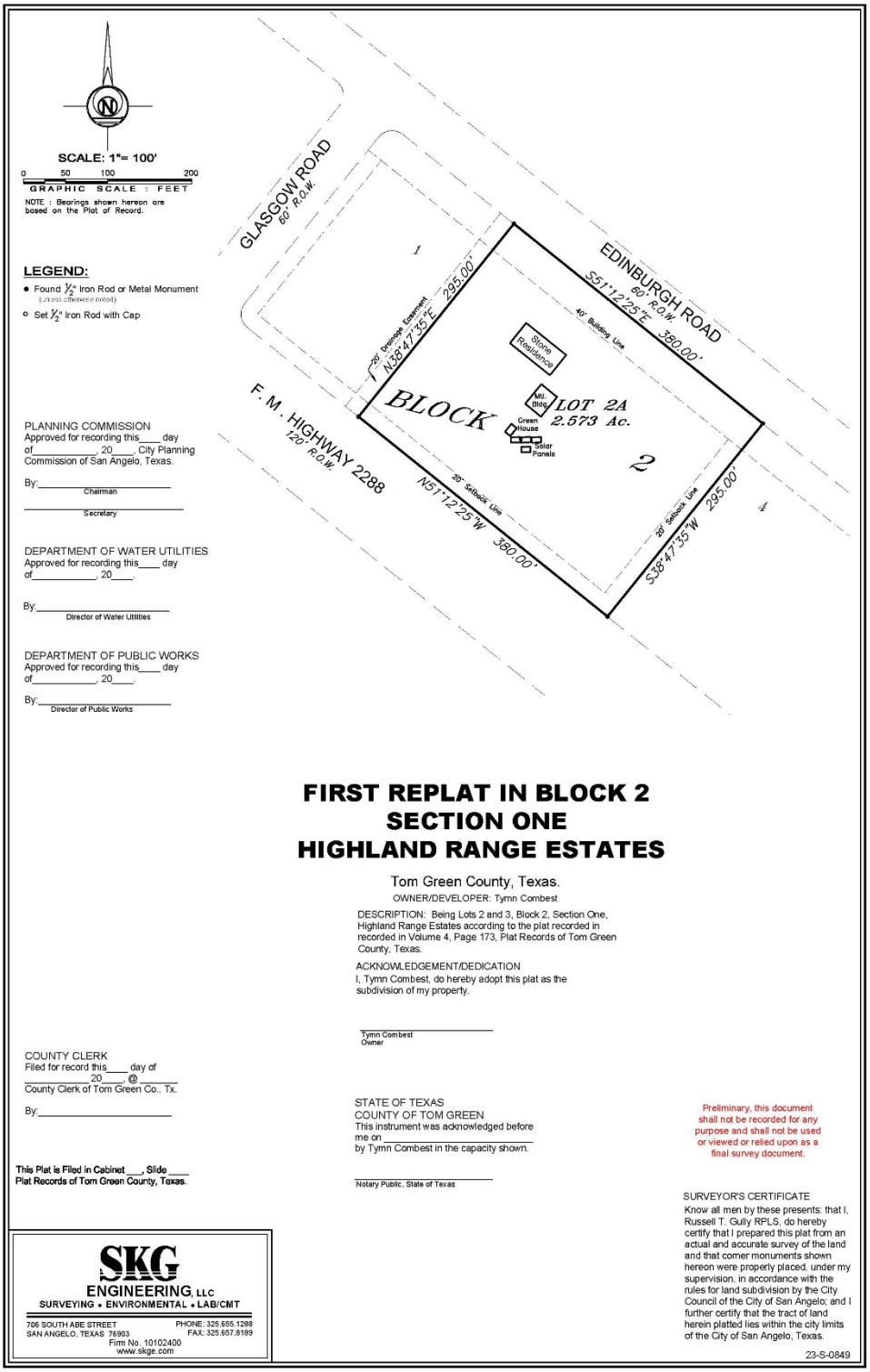
0 0.05 0.1 0.2 km

COSA GIS Division, cosa gis division

ArcGIS Web AppBuilder

none | COSA GIS Division | COSA GIS Divisions | City of San Angelo Copyright 1987-2014 |

Plat


SCALE: 1"= 100'
0 50 100 200
GRAPHIC SCALE : FEET
NOTE : Bearings shown hereon are based on the Plat of Record.
LEGEND:
Found ½" Iron Rod or Metal Monument (Unless otherwise noted)
Set ½" Iron Rod with Cap
GLASGOW ROAD
60' R.O.W.
EDINBURGH ROAD
60' R.O.W.
S51°12'25"E 380.00'
F. M. HIGHWAY 2288
120' R.O.W.
N51°12'25"W 380.00'
N38°47'35"E 295.00'
S38°47'35"W 295.00'
20' Drainage Easement
40' Building Line
20' Setback Line
Store Residence
Mfd. Bldg.
Green House
Solar Panels
BLOCK
LOT 2A
2.573 Ac.
1
2
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 2
SECTION ONE
HIGHLAND RANGE ESTATES
Tom Green County, Texas.
OWNER/DEVELOPER: Tymn Combest
DESCRIPTION: Being Lots 2 and 3, Block 2, Section One, Highland Range Estates according to the plat recorded in recorded in Volume 4, Page 173, Plat Records of Tom Green County, Texas.
ACKNOWLEDGEMENT/DEDICATION
I, Tymn Combest, do hereby adopt this plat as the subdivision of my property.
_____
Tymn Combest
Owner
COUNTY CLERK
Filed for record this____ day of _____ 20____ @ _____
County Clerk of Tom Green Co., Tx.
By:_____
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Tymn Combest in the capacity shown.
_____
Notary Public, State of Texas
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
This Plat is Filed in Cabinet ___, Slide ____
Plat Records of Tom Green County, Texas.
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-0849

PLANNING COMMISSION – August 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	Replat of Lakeview Addition, Block Twenty-Two

SYNOPSIS:

The applicant has applied for a Replat of Lakeview Addition, Block Twenty-two, at the property located at 46th Street and Bowie Street. They are also asking for a variance to not be required to improve Bowie Street. It is zoned Residential Single-Family (RS-1) and the applicant plans on building a single-family home on each lot.

LOCATION:	LEGAL DESCRIPTION:
Located at the corner of 46th St & Bowie St	North 100 feet of Lots 15 & 16, Block 22, Lakeview Addition

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #2 Tom Thompson Neighborhood: Lakeview	Single-Family Residential (RS-1)	Neighborhood	0.264 acres

THOROUGHFARE PLAN:

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Replat of Lakeview Addition, Block Twenty-Two and of the variance to not require street improvements on Bowie Street – with **three conditions of approval.**

PROPERTY OWNER/PETITIONER:

Owner: Alexandra Duran
Petitioner: SKG Engineering, LLC

STAFF CONTACT:

Rae Lineberry
Planner I
(325) 657-4210, Extension 1533
Rae.lineberry@cosatx.us

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

Recommendation: Staff recommends **APPROVAL** of the Replat of Lakeview Addition, Block Twenty-Two and of the variance to not require street improvements on Bowie Street – with **three conditions of Approval:**

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

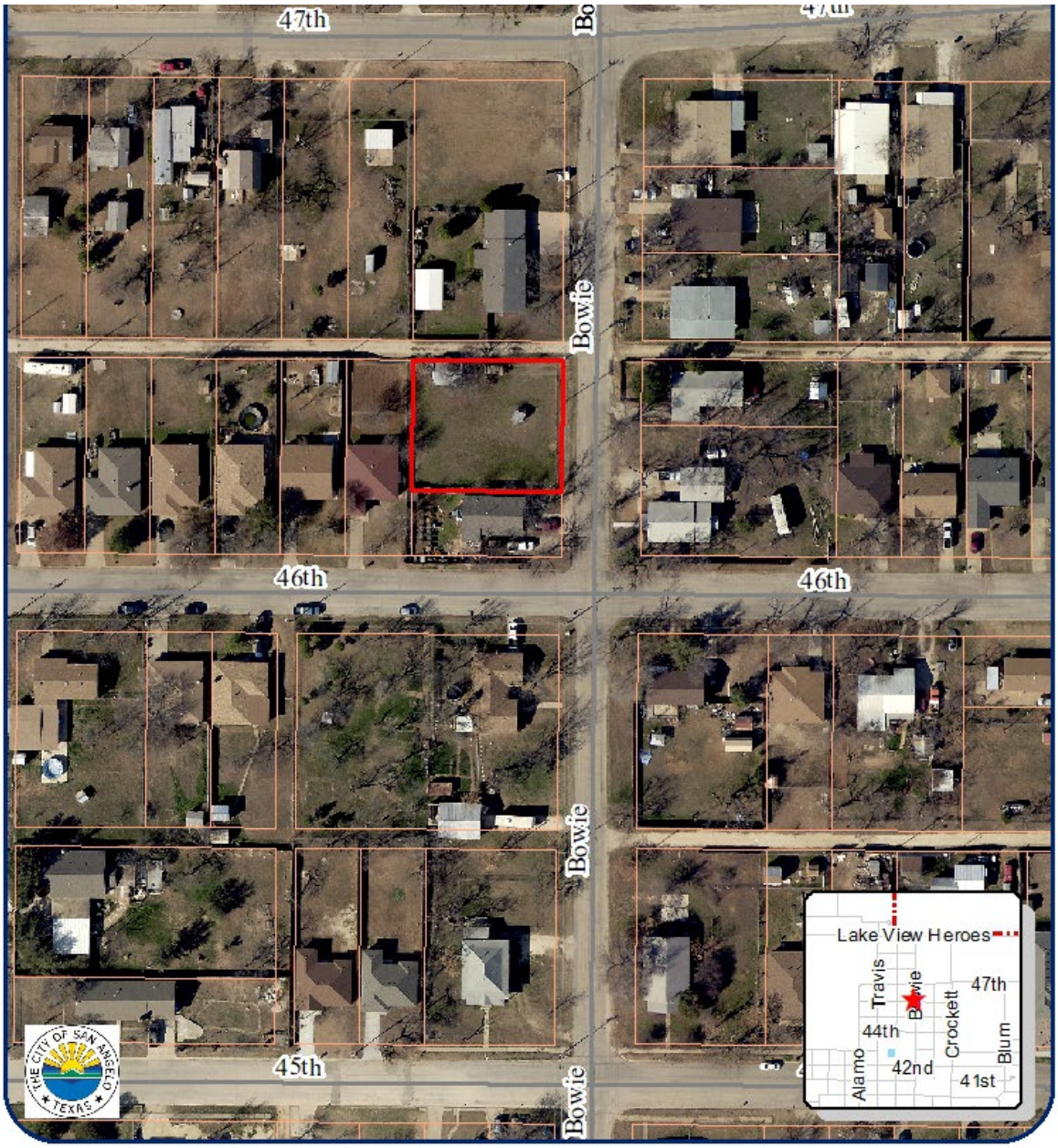
2. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development.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

3. Prior to plat recordation, prepare and submit plans for and construct the required improvements to Bowie St, a local street, by installing curb and gutter adjacent to the lot. [Land Development and Subdivision Ordinance, Chapter 10] **-- A variance has been requested from this requirement.**

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

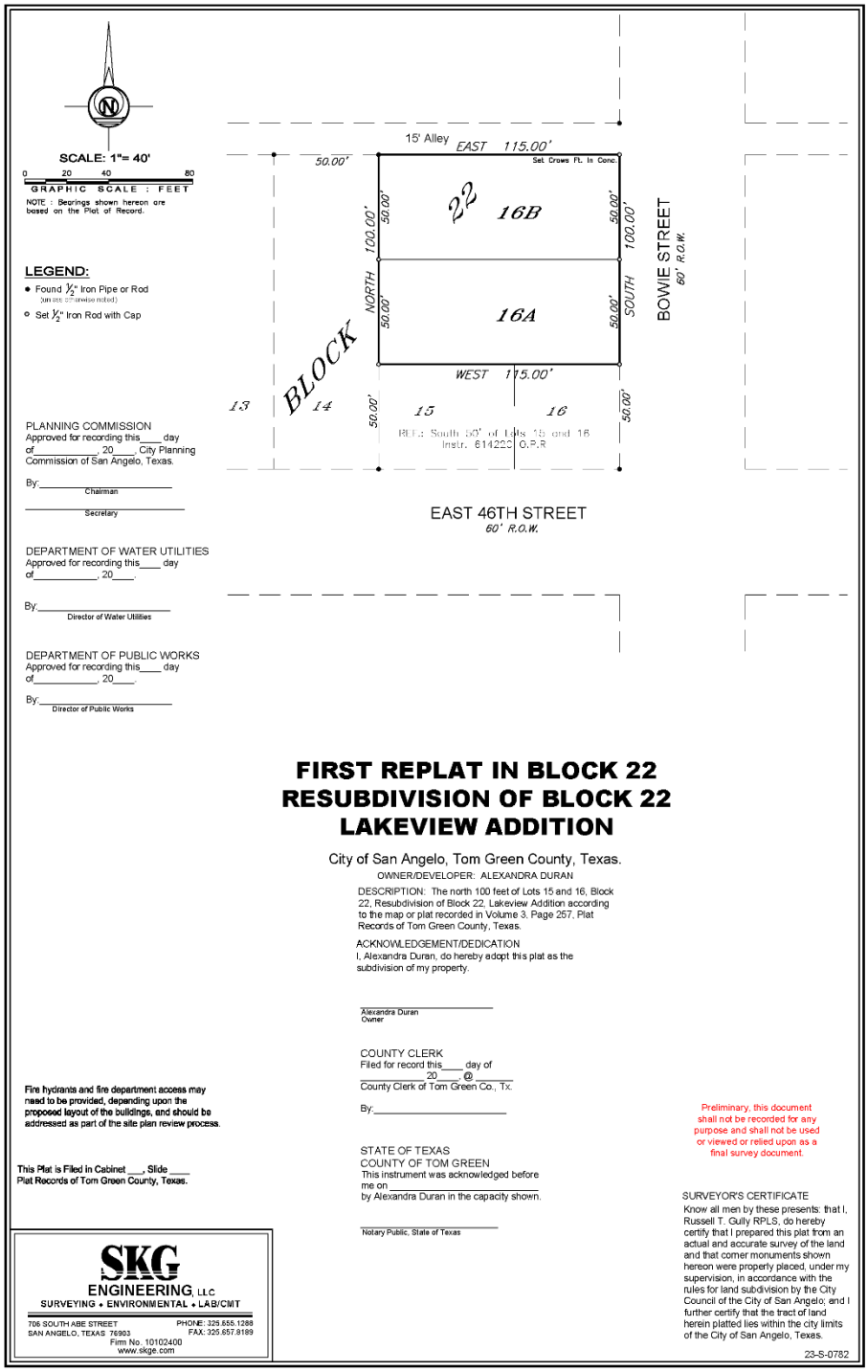


Aerial Map
RP23-25 Lakeview Addition Blk 22
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Proposed Final Plat



PLANNING COMMISSION – August 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat RP23-26	First Replat of Block 1, Section Three, Saddle Club

SYNOPSIS:

The applicant has submitted a residential replat to combine two lots within the Saddle Club Sec. 3 Blk.1 subdivision, 6121 & 6125 Lois Lane, into one lot. His intent is to build a shop/storage building for personal use.

LOCATION:	LEGAL DESCRIPTION:
6121 & 6125 Lois Lane off Twin Mountain Drive.	Being 0.968 acre Saddle Club Subdivision Section Three, Block 1.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District: Tommy Hiebert (SMD#1) Neighborhood: Country Club	Single Family -1 (RS-1)	Neighborhood	0.968 acres

THOROUGHFARE PLAN:

Lois Lane – Local Street, Required: 50' right-of-way, 40' pavement width

NOTIFICATIONS:

20 letters were sent out, we had 2 responses in opposition, and 1 response in favor.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the First Replat of Block 1, Section Three, Saddle Club Subdivision subject to **three conditions of approval.**

PROPERTY OWNER/PETITIONER:

Property Owner: Clint & Kylie Barta

Agent: Mr. Jack Downy, SKG Engineering, LLC

STAFF CONTACT:

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

Additional Information: The proposed plat covers two lots, 40 and 41 and combines them together to form one large new lot, 40A. The property owners want to combine these lots in order to build a pool and a pool house. Later on, they may want to build a home use workshop. Of the two opposition responses to this replat one only checked they were opposed but one person indicated he was opposed to any structure being built on the property that would block his view. He had been told by realtor's that workshops being built on a residential lot reduces the value of adjoining property by 25 to 30%. He believes the city should not allow residential workshops to be built.

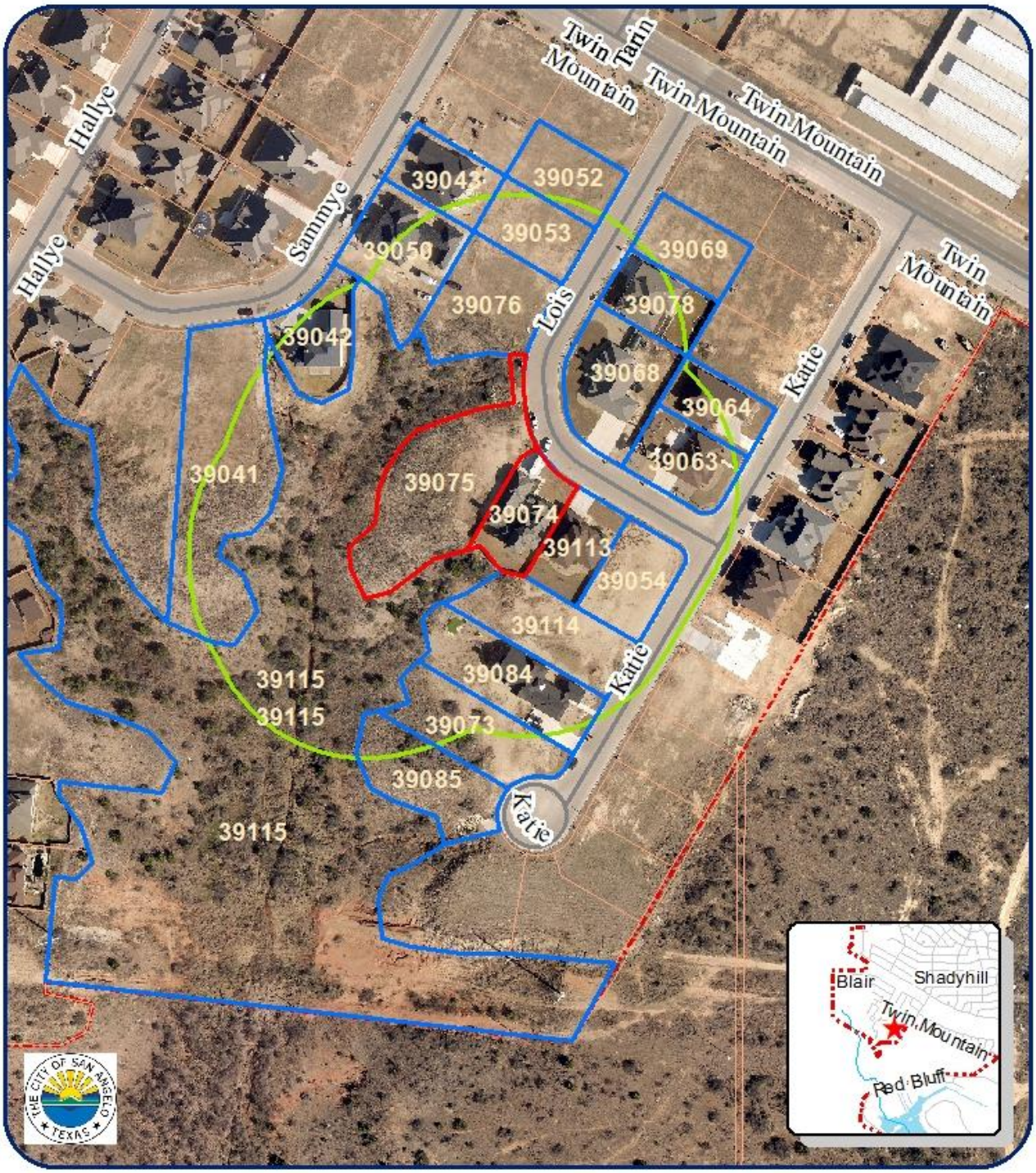
Recommendation: Staff recommends that the Planning Commission **APPROVE** the **Saddle Club Sec. 3 Lot 40A**, subject to the following **three conditions of approval:**

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

2. Prior to plat recordation, 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 Prior to plat recordation, per Stormwater Ordinance, Sec 12.05.001; and Stormwater Design Manual, Sec 2.13; a drainage study shall be submitted. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval.

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

Attachments:
Notification Map
Aerial Map
Proposed Final Plat
Site Photos
Zoning Map



200' Notification Map
RP23-26 Saddle Club Sec 3, Blk 1
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

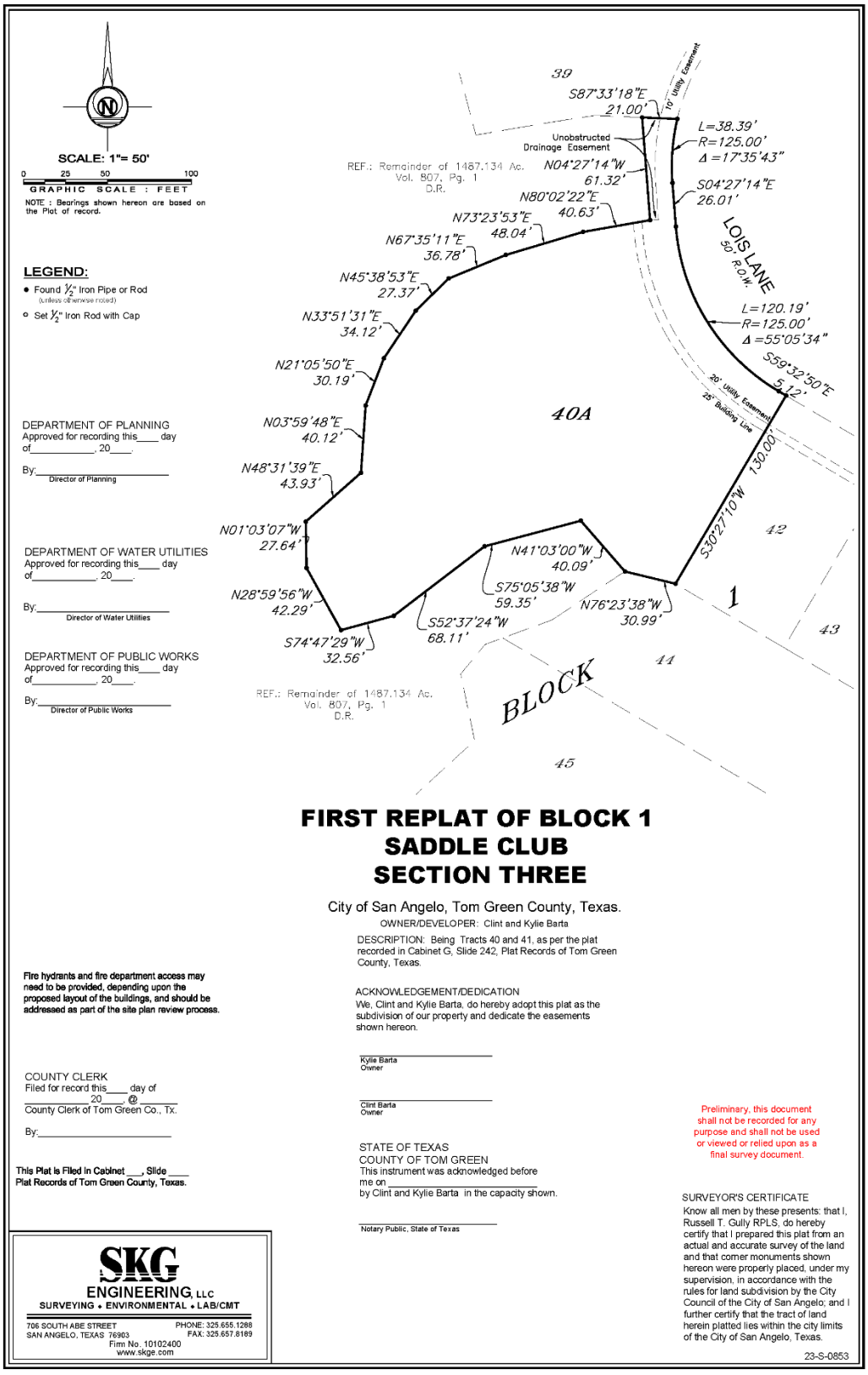
N

Aerial Map
RP23-26 Saddle Club Sec 3, Blk 1
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Proposed Final Plat



FIRST REPLAT OF BLOCK 1
SADDLE CLUB
SECTION THREE

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Clint and Kylie Barta

DESCRIPTION: Being Tracts 40 and 41, as per the plat recorded in Cabinet G, Slide 242, 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, Clint and Kylie Barta, do hereby adopt this plat as the subdivision of our property and dedicate the easements shown hereon.

_____
Kylie Barta
Owner

_____
Clint Barta
Owner

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.

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Clint and Kylie Barta in the capacity shown.

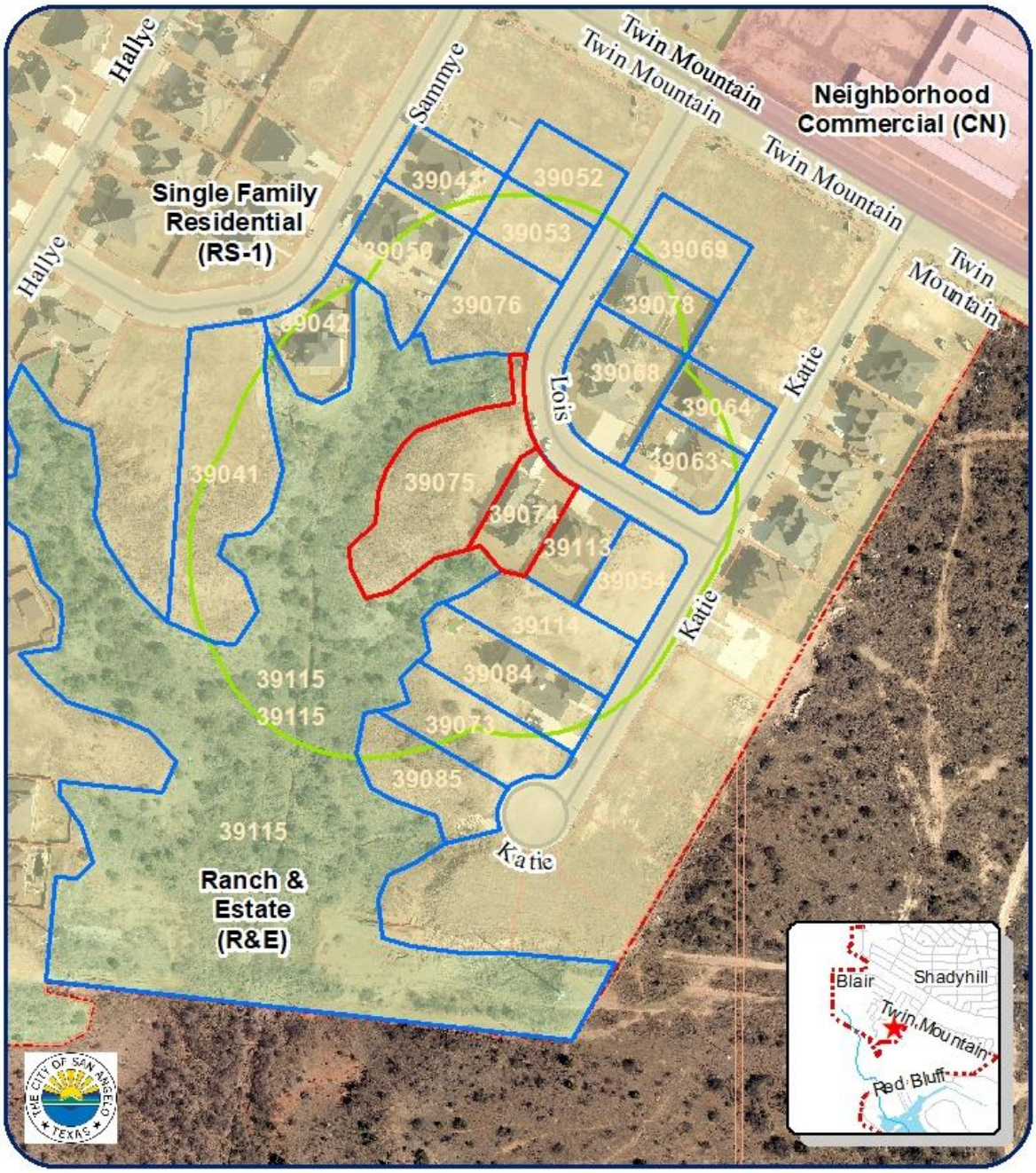
_____
Notary Public, State of Texas

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.

23-S-0853

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



Zoning Map
RP23-26 Saddle Club Sec 3, Blk 1
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

PLANNING COMMISSION – August 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	First Replat in Block 10 and Second Replat in Block 9 of JNO Abe March Subdivision

SYNOPSIS:

The applicant has applied for a First Replat in Block 10 and Second Replat in Block 9 of JNO Abe March Subdivision at the property located off Armstrong Street and East 44th Street. The request includes a variance request to not require developing the unnamed street to the West of the property line. The unnamed street has not yet been developed and has Lakeview Little League fields encroaching within that right-of-way.

LOCATION:	LEGAL DESCRIPTION:
Located off Armstrong Street and E 44th Street	Being 8.569 acre of land out blocks 9 and 10 of the JNO. Abe March Subdivision

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #2 Tom Thompson Neighborhood: Lakeview	Single-Family Residential (RS-1)	Neighborhood	8.569 acres

THOROUGHFARE PLAN:

Unnamed street which is undeveloped. They are seeking a variance to not require development.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the First Replat in Block 10 and Second Replat in Block 9 of JNO Abe March Subdivision and **APPROVAL** of the variance request to not require developing the unnamed street to the West of the property line – with **four conditions of approval.**

PROPERTY OWNER/PETITIONER:

Owner:
Petitioner: SKG Engineering, LLC

STAFF CONTACT:

Rae Lineberry
Planner I
(325) 657-4210, Extension 1533
Rae.lineberry@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create two lots for single-family homes.

Recommendation: Staff recommends **APPROVAL** of the First Replat in Block 10 and Second Replat in Block 9 of JNO Abe March Subdivision and **APPROVAL** of the variance request to not require developing the unnamed street to the West of the property line – with **four conditions of approval:**

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

2. Prior to plat recordation, 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].

3. 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].

4. Coordinate with the Texas Department of Transportation for access onto Armstrong Street and provide a copy of the approval to the city.

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

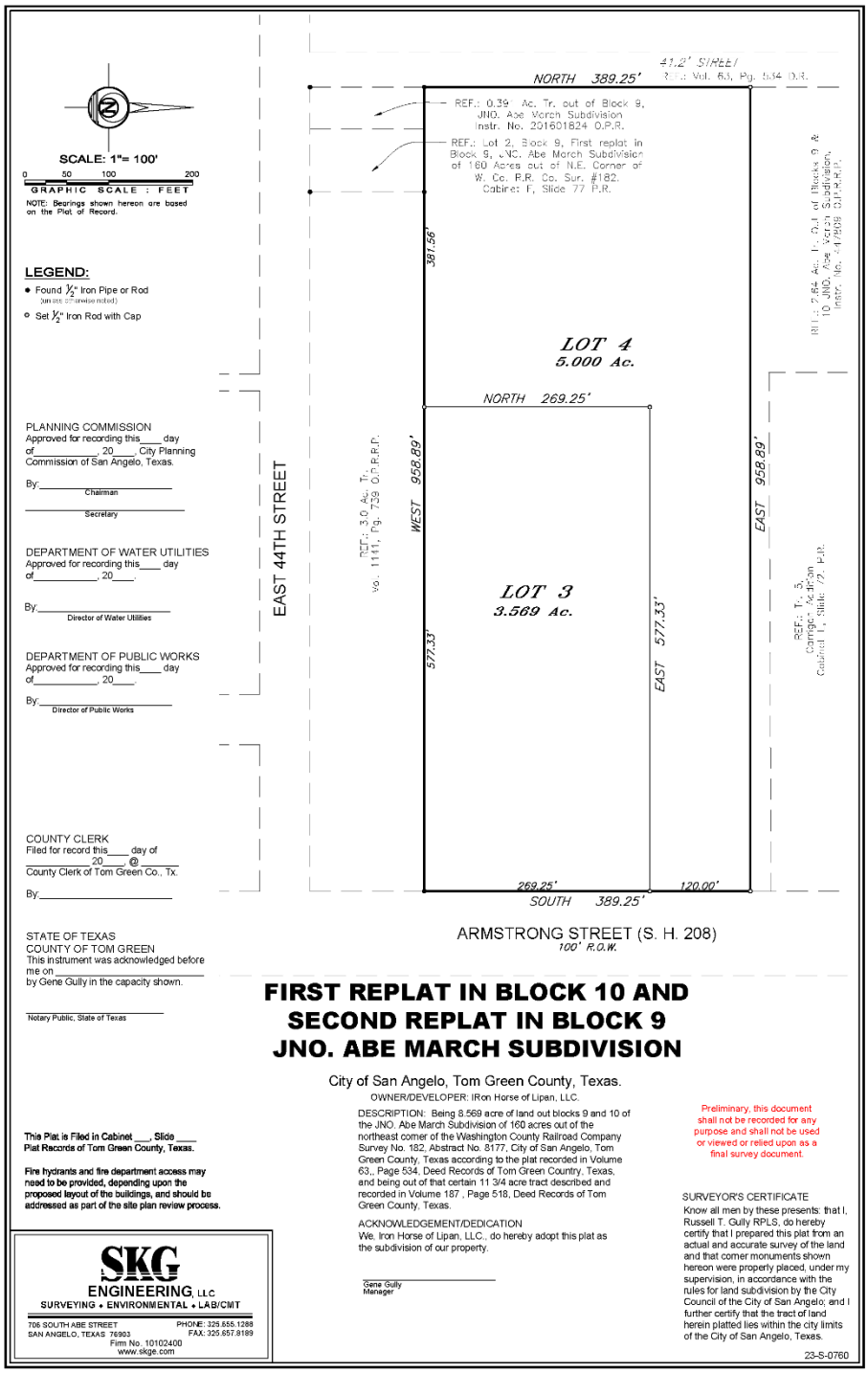
Aerial Map

Aerial Map
JNO. Abe March Sub Blk 10 & Blk 9
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Proposed Final Plat



PLANNING COMMISSION – August 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Rezoning Z23-09 & Replat RP23-29	Z23-09 2718 Forest Park Avenue & First Replat of the East Half of Tract 9

SYNOPSIS:

The applicant's representative has submitted a residential replat and a zone change from Single Family Residential (RS-1) to Two Family Residential (RS-2) at 2718 Forest Park Avenue. The owner wants to build a two-family twin-home where each unit is owned separately. Currently this is a 100' by 200' lot that has an old mobile home on the property. The neighborhood consists of single-family homes, with townhomes and zero lot line homes to the north and Neighborhood Commercial zoning to the west. It is a mix of newer homes and townhomes and older single-family homes.

LOCATION:	LEGAL DESCRIPTION:
North of Houston Harte Expressway and west of N Bryant Blvd at Hatcher St. & Forest Park Ave.	Being 20,000 acres out of F. Tankersley, Abstract No. A-8036 S-1114, City of San Angelo, Tom Green County, Texas.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood: Angelo Heights	RS-1	N – Neighborhood	20,000 sf, split into two 50' x 200' lots

THOROUGHFARE PLAN:

- Forest Park (Local Street) – required 50' ROW with 60' provided; required 40' or 36' with a sidewalk for paving width, with 30' with curb and gutter, but no sidewalks provided. However, this meets the minimum width of 26 feet for existing streets.

STAFF RECOMMENDATION:

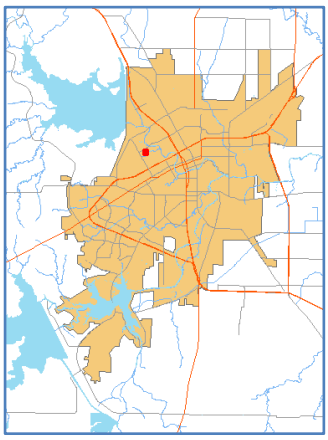
Staff recommends **APPROVAL** of the 1st Replat of the East Half of Track 9, subject to **three conditions of approval,** and **APPROVAL** of the rezoning from Single Family Residential (RS-1) to Two Family Residential (RS-2)**.**

PROPERTY OWNER/PETITIONER:

Owner: Zill Properties and Investments, LLC.
Petitioner: Erica Wilde, P.E.
Carter-Fentress Engineering, LLC

STAFF CONTACT:

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



Information:

This property is in an older, more developed area of the city but it is not in the infill program area. It is an area that has remained viable with an area of RS-3 (Townhomes, Twinhomes, and Zero Lot Line) to the north of this lot. There is an older mobile home on the lot that will be removed. Alta Loma Elementary School is just a block and a half away from this property.

Recommendation: **1st Replat of the East Half of Tract 9, Forest Park Addition**

Staff recommends **APPROVAL** of a **1st Replat of the East Half of Tract 9** Forest Park Addition, subject to **three conditions of approval:**

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

2. Prior to plat recordation, 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]

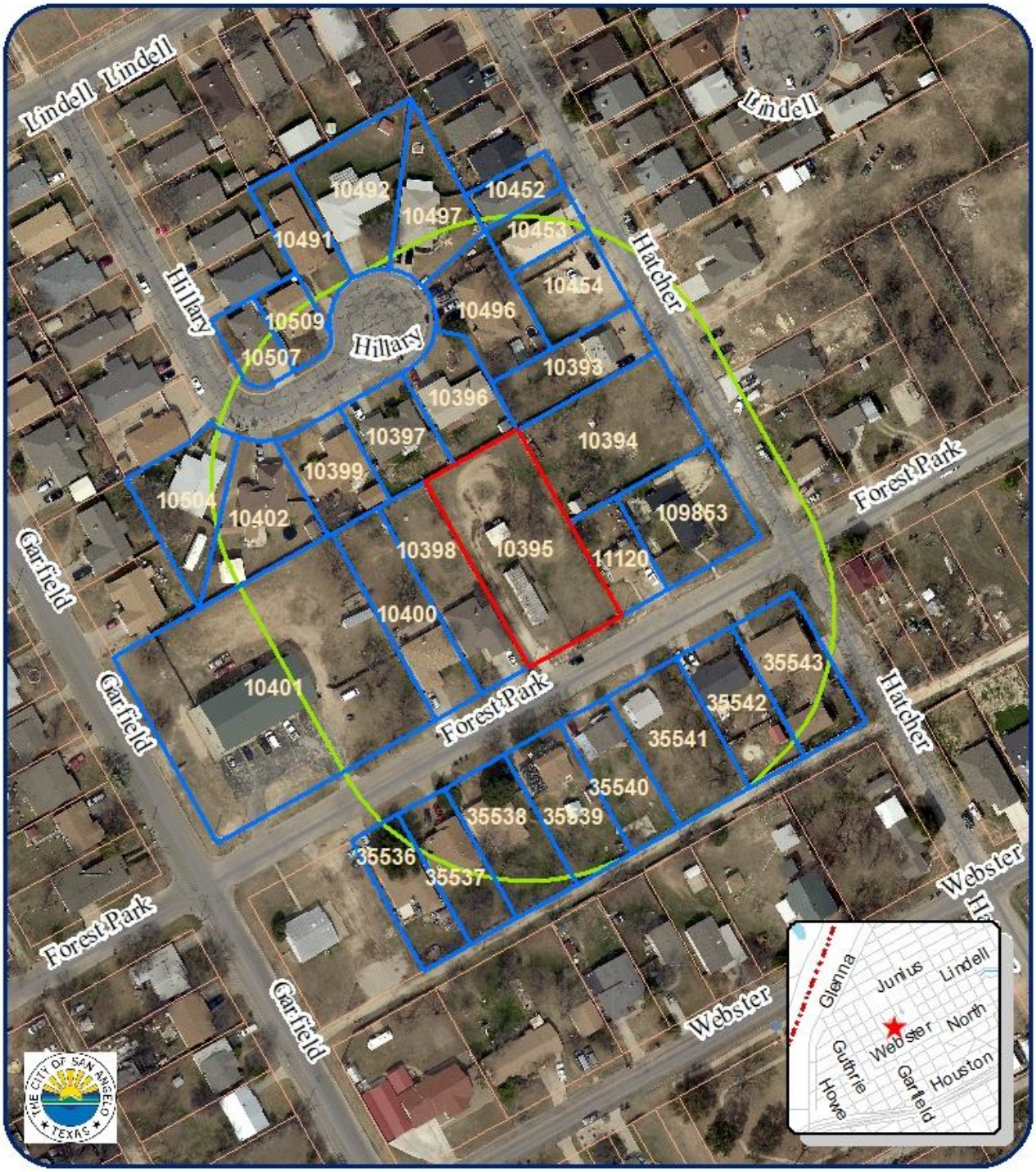
3. Prior to plat recordation, prepare and submit plans for approval illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

Recommendation: **Z23-09 2718 Forest Park Avenue rezoning from RS-1 to RS-2**

Staff recommends APPROVAL of the rezoning request.
The applicant intends on building a twinhome on this property. Other similar property is within a block and a half. Building a twinhome on 10,000 sf lot per side allows the development of two homes with plenty of space for usable yard area, parking, and building space. Two-family and single-family housing are generally compatible with the "Neighborhood" future land use designation. As of this writing, staff has received two comments in favor of the replat and rezoning and none against.

Attachments:
Notification Map, Replat, Zoning Map, Aerial Map, Photos

Notification Map



200' Notification Map
Z23-09 2718 Forest Park Ave
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

1st Replat of East Half of Tract 9

REPLAT OF THE EAST HALF OF TRACT 9 FOREST PARK ADDITION

City of San Angelo, Tom Green County, Texas

OWNER: Zill Properties and Investments, LLC

DESCRIPTION: Being the East Half of Tract 9, Revised Map of Forest Park Addition, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 1, Page 124, Plat Records.

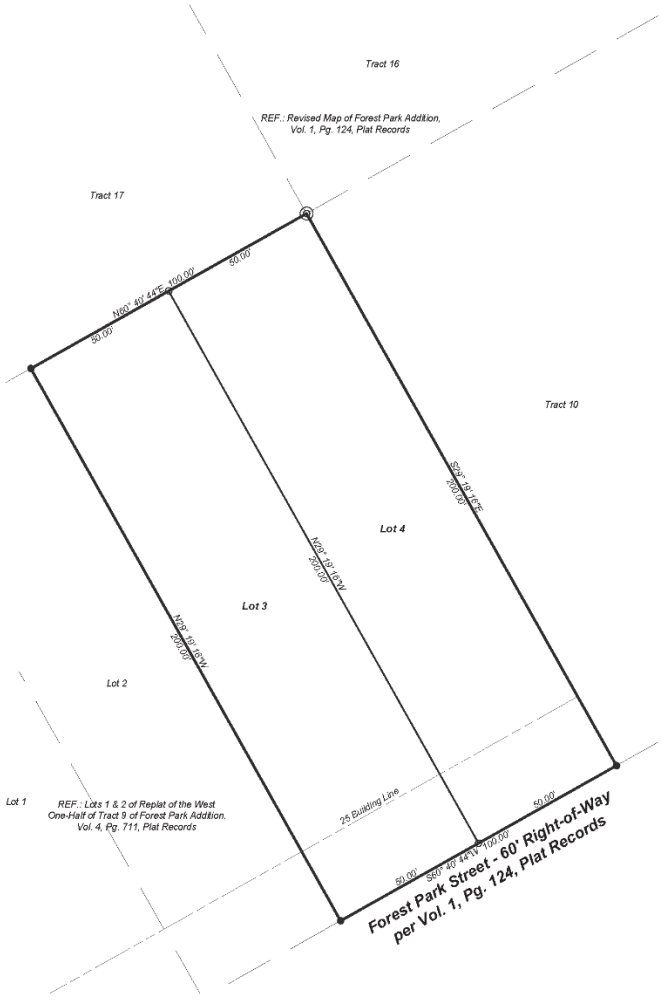
Scale : 1" = 30'

0 7.5' 15' 30' 60'

Bearings and distances shown hereon are based on Revised Map of Forest Park Addition, Vol. 1, Pg. 124, Plat Records, Tom Green County, Texas and are rotated 0°40'44" counter-clockwise from record bearings.

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

LEGEND: ○ - *Found 1/2" Iron Rod*
● - *Set 5/8" Iron Rod w/Cap*
◎ - *Point for corner*



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, Zill Properties and Investments, LLC, do hereby adopt this plat as a subdivision of my property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

_____
Zane Willard

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

_____
by Zane Willard

_____
Notary Public, State of Texas

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

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

By: _____

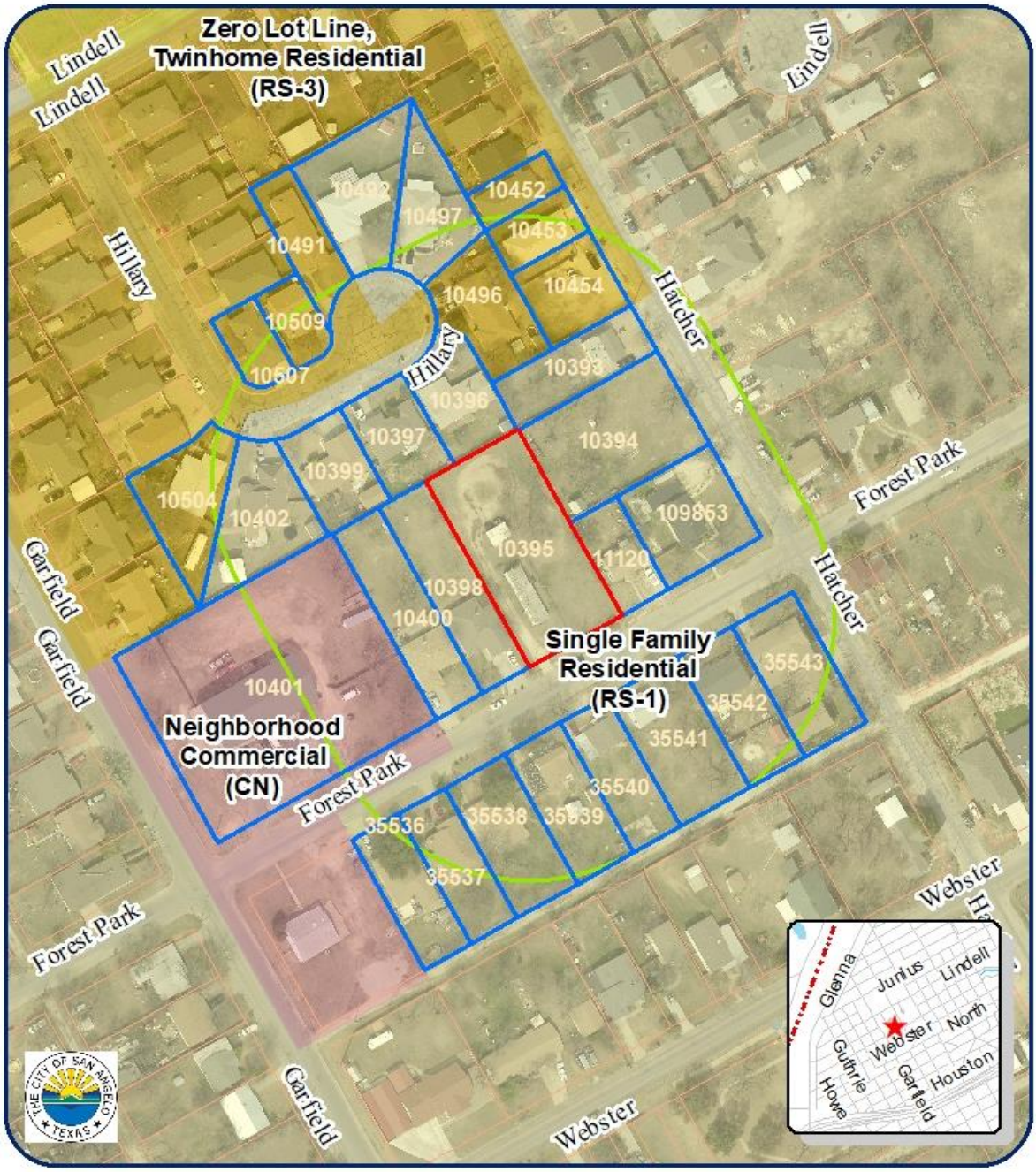
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Blake Wilde, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the 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 May 16, 2023.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed of relied upon as a final survey document.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759

TBPLS Firm # 10,193,857
WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682 www.wilde-eng.com

Zoning Map



Zoning Map
Z23-09 2718 Forest Park Ave
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Aerial Map

Aerial Map
Z23-09 2718 Forest Park Ave
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Mobile Home to be removed.

STAFF REPORT – CP23-03 & Z23-10 & RP23-30

Planning Commission: August 21, 2023
City Council 1st reading: September 19, 2023

APPLICATION TYPE:	CASE:
Comprehensive Plan Amendment, Rezoning, and Replat	CP23-03 & Z23-10 & RP23-30: 3480 Edgewood Dr

SYNOPSIS:

A request for a Comprehensive Plan Amendment from "Commercial" to "Neighborhood" and for a rezoning from Light Manufacturing (ML) to Zero Lot Line, Townhome, & Twinhome Residence (RS-3).

Also, a request to replat from three lots to 15 to build townhouses, consistent with the proposed rezoning.

LOCATION:	LEGAL DESCRIPTION:
3480 Edgewood Dr	Concho Development Co Addition; Blk. 2, lots 1 - 3

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood	ML to RS-3	Commercial to Neighborhood	1.800 Acres

THOROUGHFARE PLAN:

Edgewood Dr and Chadbourne St meet the minimum width

NOTIFICATIONS:

15 notifications mailed on August 2, 2023.
We have received zero in support and one in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning and comprehensive plan amendment.
Staff also recommends **APPROVAL** of the replat with **five conditions**.

PROPERTY OWNER/PETITIONER:

Owner: Zane Willard
Petitioner: Carter-Fentress Engineering LLC

STAFF CONTACT:

Rae Lineberry
Planning
(325) 657-4210, Ext 1533
rae.lineberry@cosatx.us

Additional Information: The owner intends to build Townhomes on the lots. The lots have been vacant for quite a while as it backs up against Goodfellow Air Force Base.

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.*** With the Comprehensive Plan amendment and rezoning, the replat is compatible. There is residential to the north and east and light manufacturing on the west and south.

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 between single-family residence and light manufacturing.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area has been vacant for a long time. Adding townhouses between the base and light manufacturing a buffer for the area and will be an improvement.

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.

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.*** It provides a compatible transition from light manufacturing uses and residentially zoned areas.

Recommendations:
Staff recommends **APPROVAL** of the rezoning from ML to RS-3 and APPROVAL of a Comprehensive Plan amendment from "Commercial" to "Neighborhood".

Staff recommends **APPROVAL** of the replat with **five conditions**:

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

2. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements

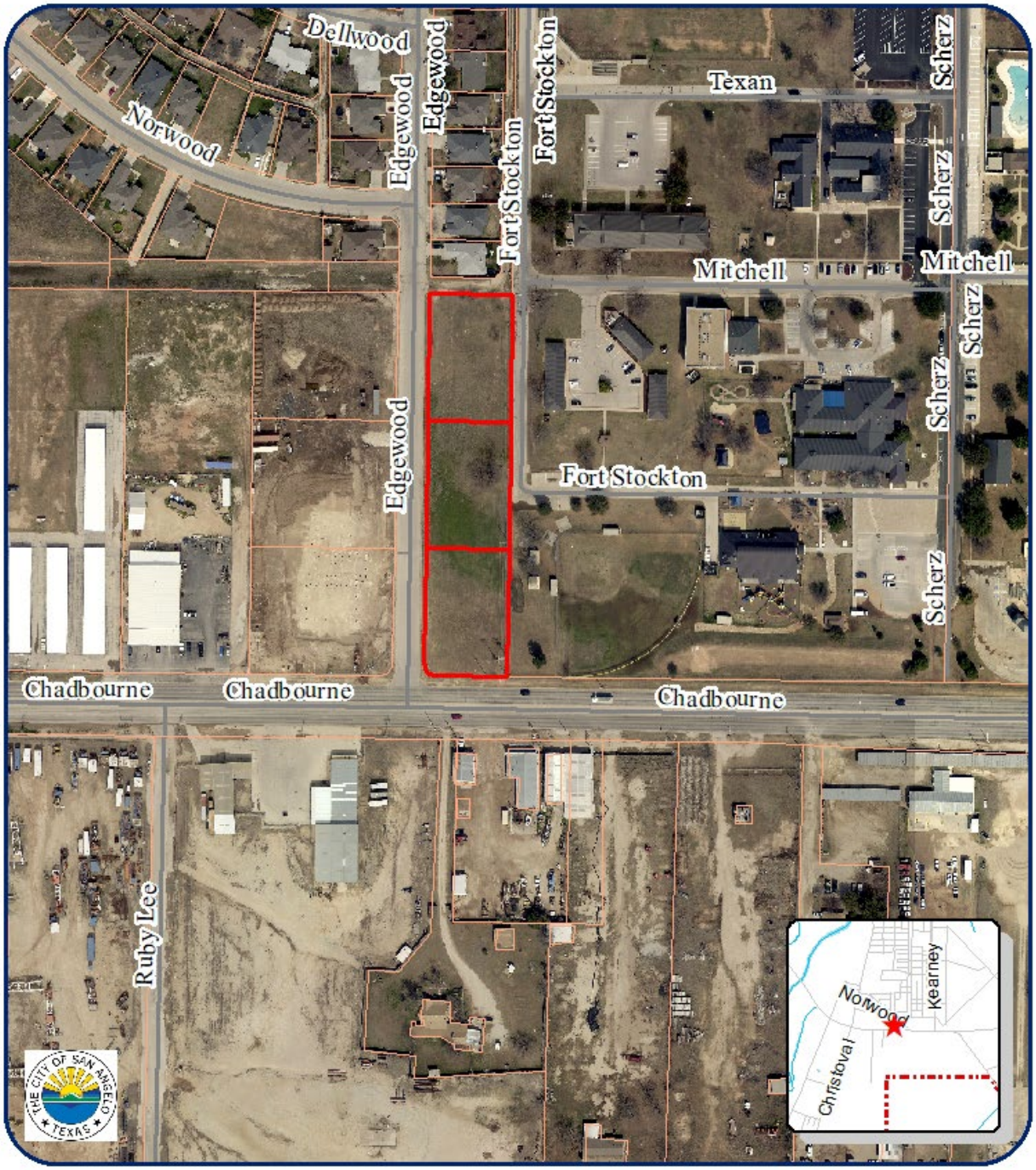
are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].

3. Prior to plat recordation, 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].

4. Prior to plat recordation, install necessary water 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].

5. Prior to plat recordation, the associated rezoning and comprehensive plan amendment must obtain final approval from City Council.

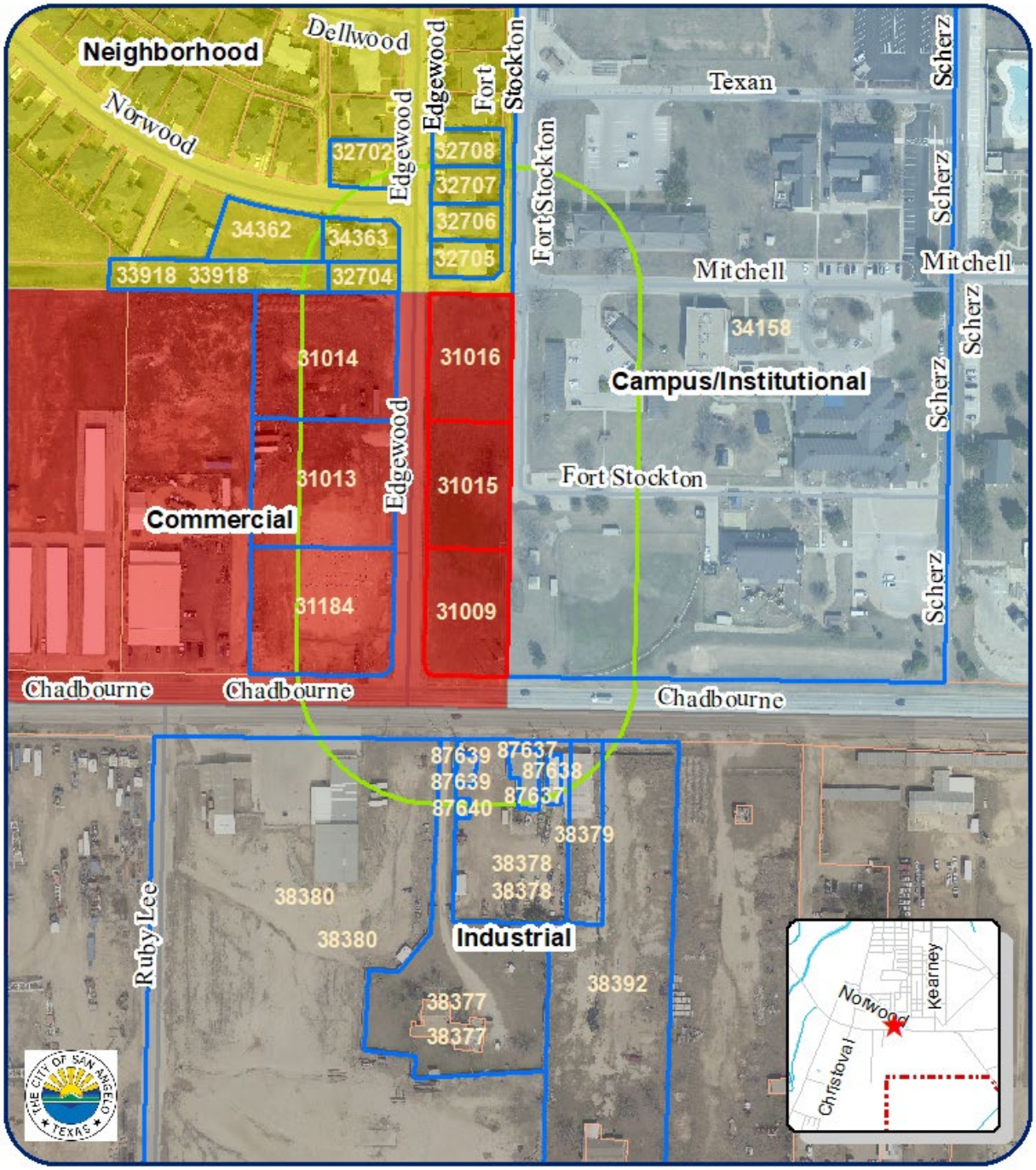
Attachments:
Aerial Map
Future Land Use – Vision Plan
Zoning Map
Notice Map



Aerial Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

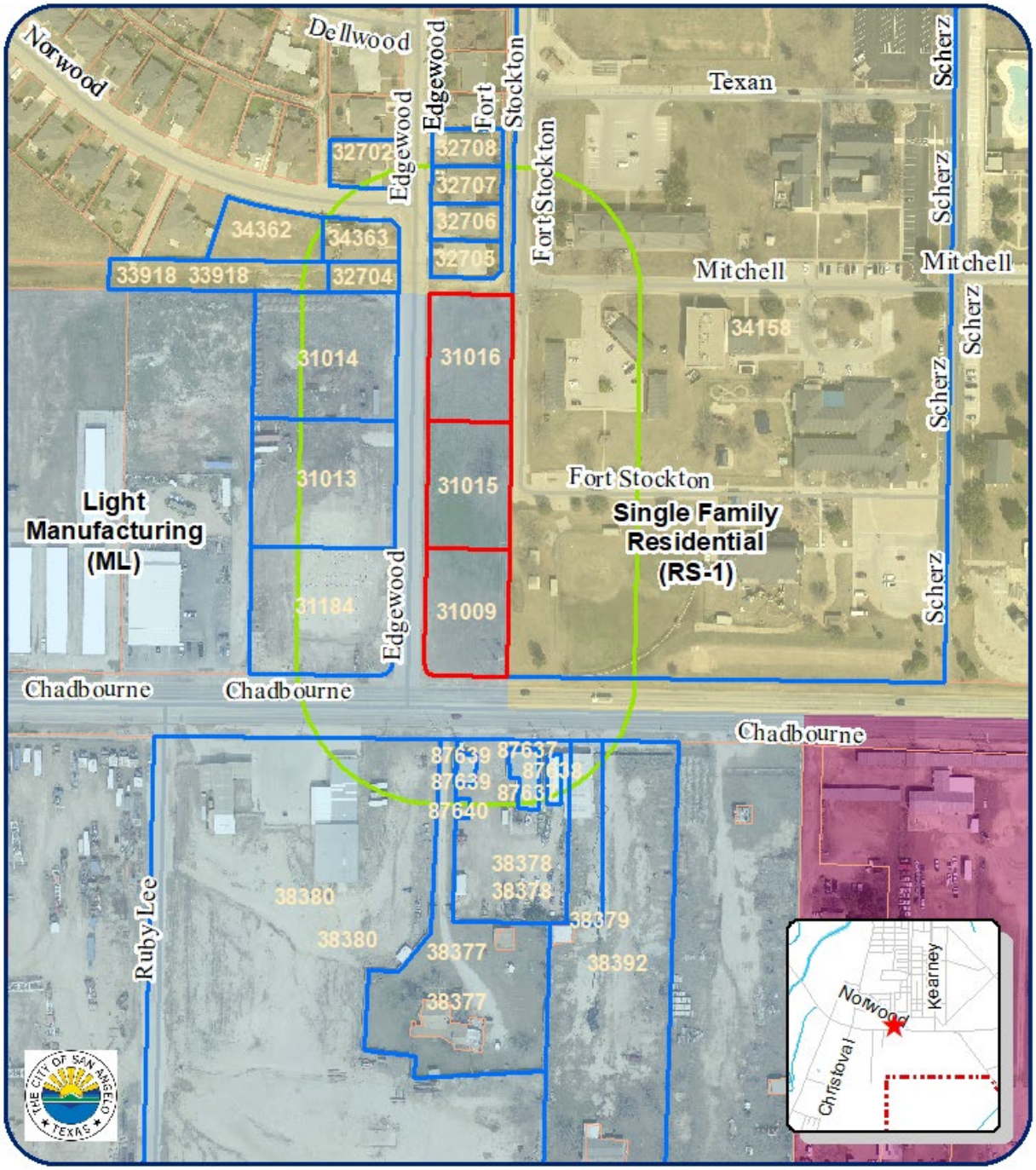
N



Comp Plan Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

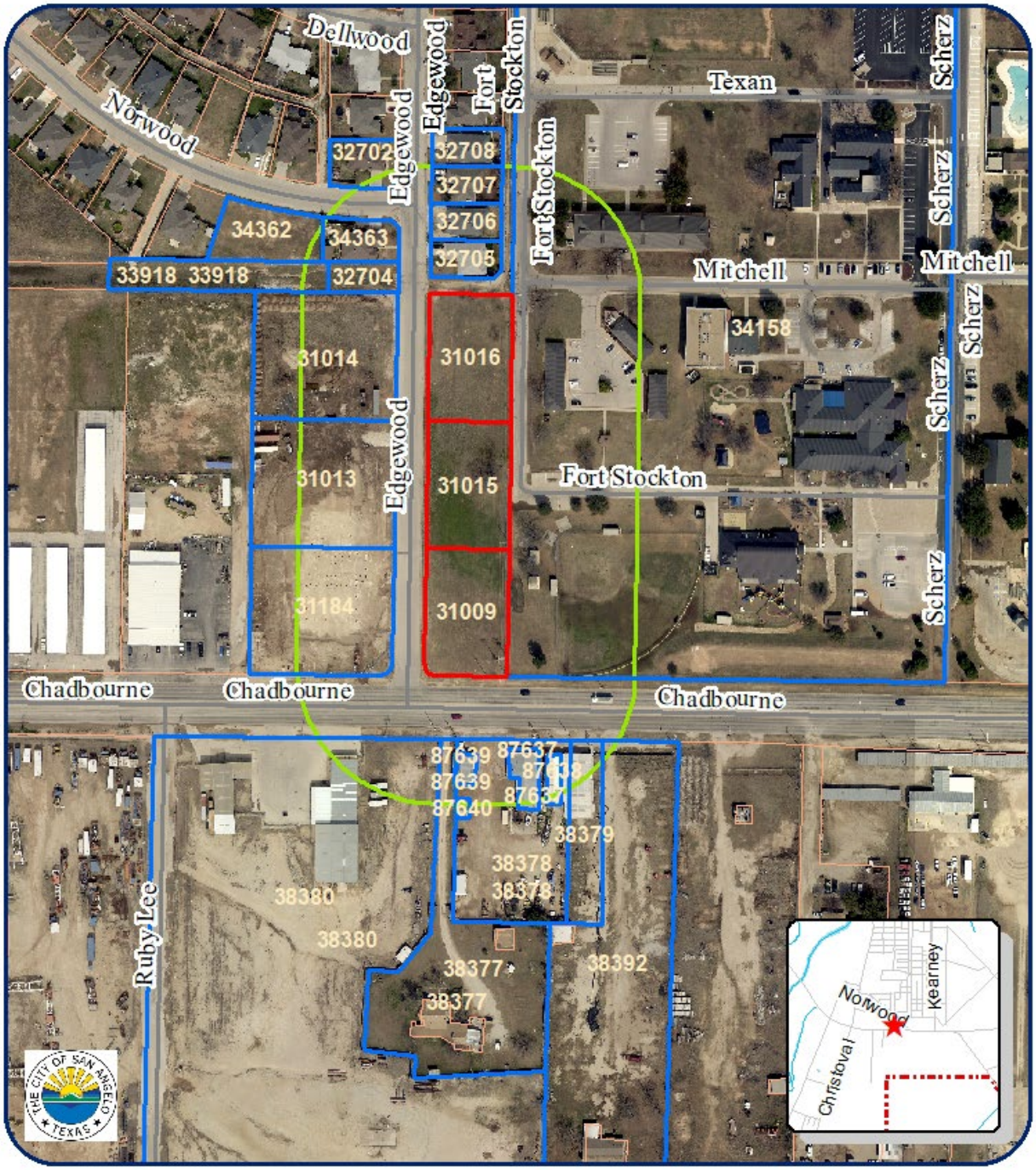
N



Zoning Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



200' Notification Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

PLANNING COMMISSION – August 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP23-32 Southland Park Addition Section Twenty-Five C

SYNOPSIS:

The applicant has applied to subdivide 0.801 acres out of Southland Park Addition, Section Twenty-Five B, Block 2A. This Final Plat is dedicating 647 square feet of right-of-way along Stone Canyon Trail, a Major Collector, to the City of San Angelo.

LOCATION:	LEGAL DESCRIPTION:
3115 W Loop 306	Southland Park Addition Section Twenty-Five C, lot 6C

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: 1 Tommy Heibert Neighborhood: Southland	CG/CH	N – Commercial	.801 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'. Arterial roadways require sidewalks.

STAFF RECOMMENDATION:

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

PROPERTY OWNER/PETITIONER:

Owner: 7 West Twohig Partnership
Petitioner: SKG Engineers

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 1 commercial lot. The property is current zoning General Commercial and Heavy Commercial (CG/CH) 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).

Master Thoroughfare plan:
The proposed dedication of the 647 sf of ROW along a Major Collector, being Stone Canyon Trail, will satisfy the ROW minimum width of 56'. The current ROW width is slightly variable between 50' and 51'. Paving is not required as the current paving is 44', which meets the minimum required of 36'.

Sidewalks: Section V of Land Development and Subdivision Ordinance:
D. 1.: Where sidewalks are required – Sidewalks shall be required to be constructed with new development on both sides of major collector streets, arterial streets, and the external sides of the frontage roads of freeways. The property owner or developer is only responsible for the required sidewalk on the side of the street or streets adjacent to their property
D. 2. e.: Street frontage abutting a property in the Multifamily (RM), Neighborhood Commercial (CN), Office Commercial (CO), General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) zoning districts. Property is zoned CG/CH currently.
Sidewalks have been recently installed along the adjacent frontage road by TxDOT within the last 2 years.

Recommendation: Staff recommends **APPROVAL** of the Southland Park Addition Section Twenty-Five C with the following **two 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].

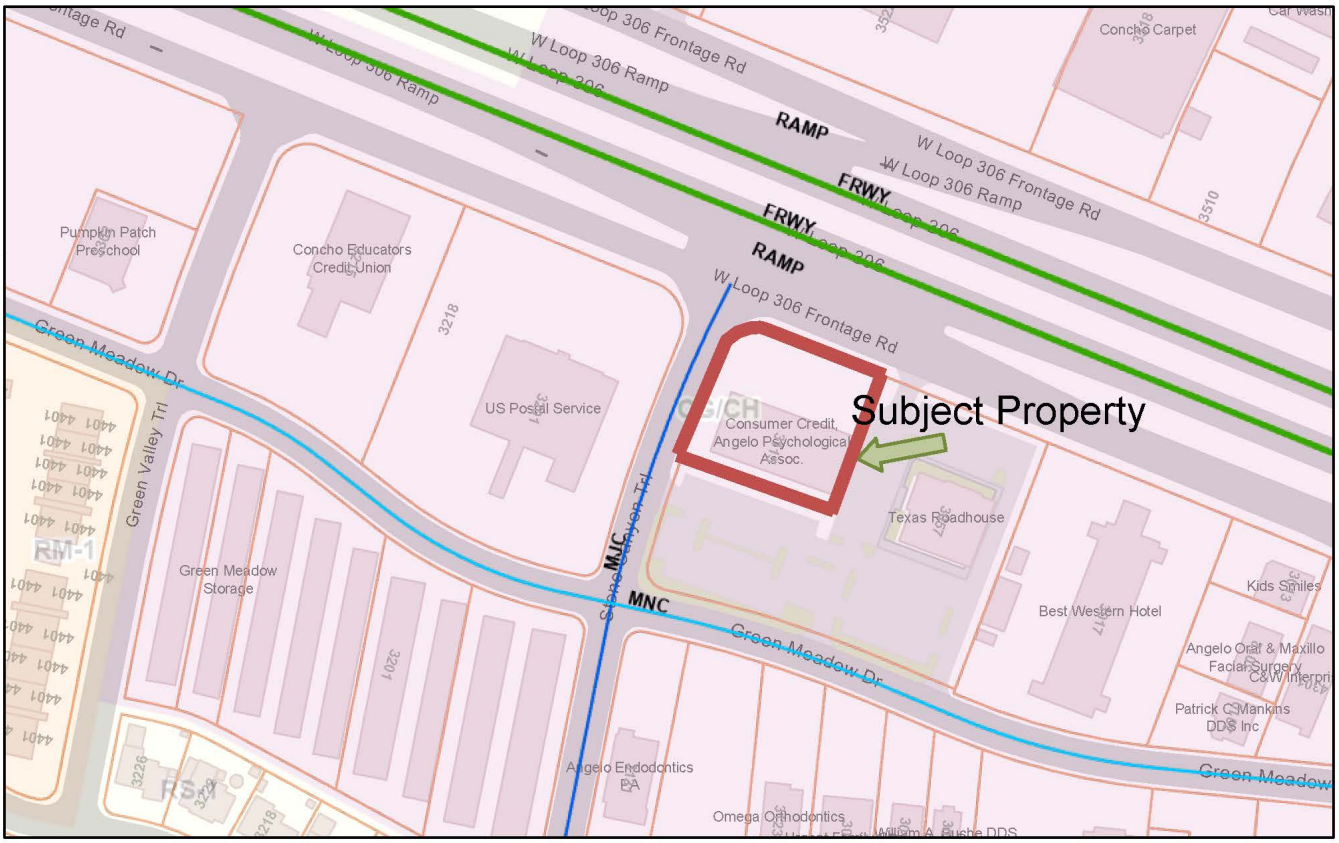
2. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 9, Section V.D.]. If placement of sidewalks is not feasible within the public right-of-way, an easement shall be provided & illustrated on the plat.

A waiver of this sidewalk requirement was requested and denied by the Planning Director.
That denial is being appealed to the Planning Commission as part of this case.
Staff recommends denying the appeal and requiring the sidewalk.

Attachments:
Location Map
Plat

Location Map

Southland Park 25C



8/14/2023, 10:52:59 AM

Existing Thoroughfare
- Freeway
- Major Collector
- Minor Collector

Zoning Districts
- RS-1 Single-Family Residence
- RM-1 Low Rise Multi-Family Residence
- CG/CH
- Parcels

1:2,257

0 0.01 0.03 0.06 mi

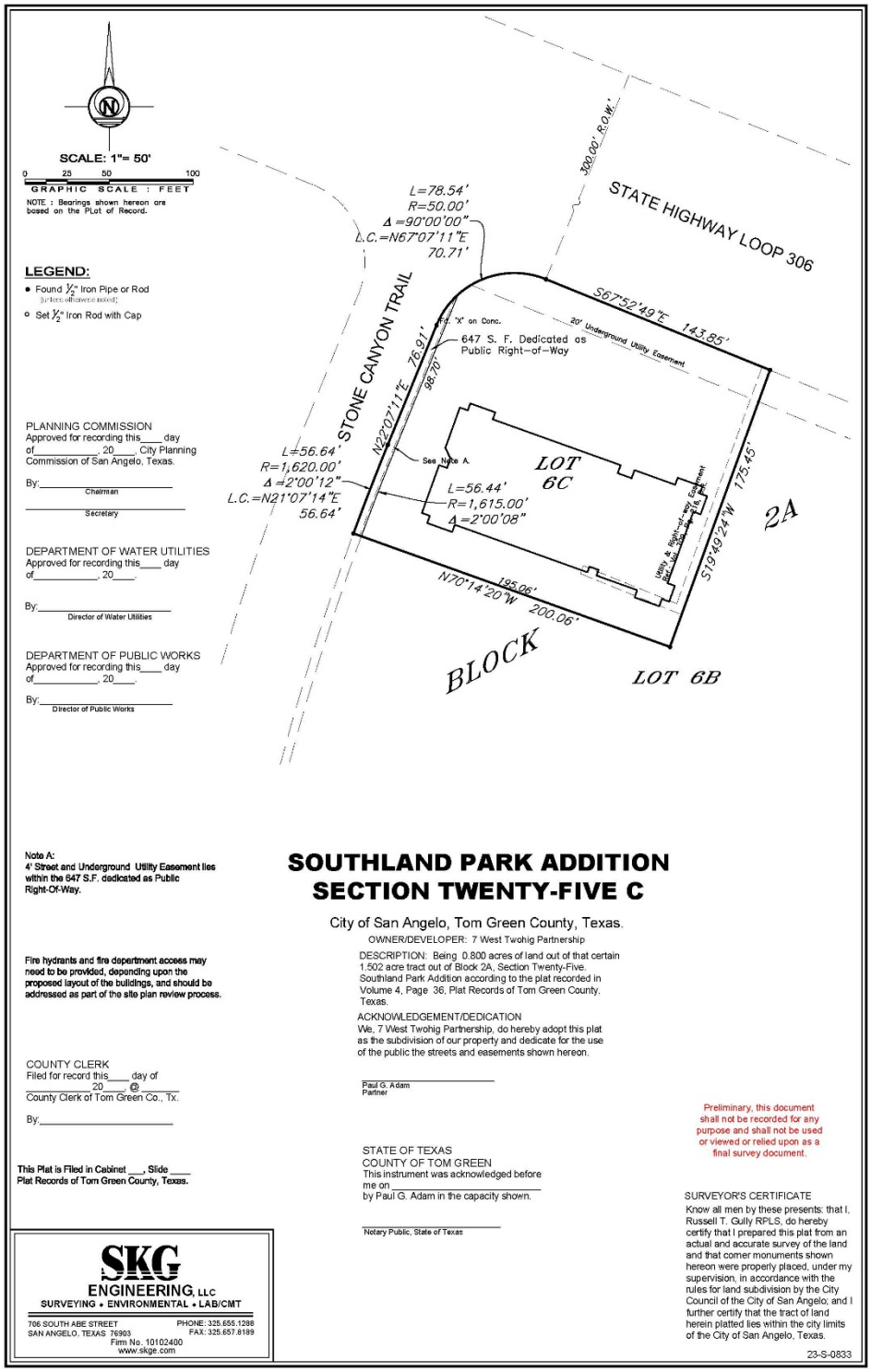
0 0.03 0.05 0.1 km

COSA GIS Division, cosa gis division

ArcGIS Web AppBuilder

none | COSA GIS Division | COSA GIS Divisions | City of San Angelo Copyright 1987-2014 |

Final Plat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0 25 50 100
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
L=78.54'
R=50.00'
Δ=90°00'00"
L.C.=N67°07'11"E
70.71'
300.00' R.O.W.
STATE HIGHWAY LOOP 306
STONE CANYON TRAIL
S67°52'49"E 143.85'
Set "X" on Conc.
20' Underground Utility Easement
647 S. F. Dedicated as Public Right-of-Way
N22°07'11"E 76.91'
98.70'
See Note A.
LOT 6C
L=56.64'
R=1,620.00'
Δ=2°00'12"
L.C.=N21°07'14"E
56.64'
L=56.44'
R=1,615.00'
Δ=2°00'08"
Utility & Right-of-way Easement
175.45'
S19°49'24"W
2A
N70°14'20"W 195.06'
200.06'
BLOCK
LOT 6B
Note A:
4' Street and Underground Utility Easement lies within the 647 S.F. dedicated as Public Right-Of-Way.
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:_____
This Plat is Filed in Cabinet ___, Slide ____ Plat Records of Tom Green County, Texas.
SOUTHLAND PARK ADDITION
SECTION TWENTY-FIVE C
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: 7 West Twohig Partnership
DESCRIPTION: Being 0.800 acres of land out of that certain 1.502 acre tract out of Block 2A, Section Twenty-Five. Southland Park Addition according to the plat recorded in Volume 4, Page 36, Plat Records of Tom Green County, Texas.
ACKNOWLEDGEMENT/DEDICATION
We, 7 West Twohig Partnership, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.
_____ Paul G. Adam Partner
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by Paul G. Adam in the capacity shown.
_____ Notary Public, State of Texas
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.
SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com
23-S-0833

STAFF REPORT – CP23-03 & Z23-10 & RP23-30

Planning Commission: August 21, 2023
City Council 1st reading: September 19, 2023

APPLICATION TYPE:	CASE:
Comprehensive Plan Amendment, Rezoning, and Replat	CP23-03 & Z23-10 & RP23-30: 3480 Edgewood Dr

SYNOPSIS:

A request for a Comprehensive Plan Amendment from "Commercial" to "Neighborhood" and for a rezoning from Light Manufacturing (ML) to Zero Lot Line, Townhome, & Twinhome Residence (RS-3).

Also, a request to replat from three lots to 15 to build townhouses, consistent with the proposed rezoning.

LOCATION:	LEGAL DESCRIPTION:
3480 Edgewood Dr	Concho Development Co Addition; Blk. 2, lots 1 - 3

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood	ML to RS-3	Commercial to Neighborhood	1.800 Acres

THOROUGHFARE PLAN:

Edgewood Dr and Chadbourne St meet the minimum width

NOTIFICATIONS:

15 notifications mailed on August 2, 2023.
We have received zero in support and one in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning and comprehensive plan amendment.
Staff also recommends **APPROVAL** of the replat with **five conditions**.

PROPERTY OWNER/PETITIONER:

Owner: Zane Willard
Petitioner: Carter-Fentress Engineering LLC

STAFF CONTACT:

Rae Lineberry
Planning
(325) 657-4210, Ext 1533
rae.lineberry@cosatx.us

Additional Information: The owner intends to build Townhomes on the lots. The lots have been vacant for quite a while as it backs up against Goodfellow Air Force Base.

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.*** With the Comprehensive Plan amendment and rezoning, the replat is compatible. There is residential to the north and east and light manufacturing on the west and south.

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 between single-family residence and light manufacturing.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area has been vacant for a long time. Adding townhouses between the base and light manufacturing a buffer for the area and will be an improvement.

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.

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.*** It provides a compatible transition from light manufacturing uses and residentially zoned areas.

Recommendations:
Staff recommends **APPROVAL** of the rezoning from ML to RS-3 and APPROVAL of a Comprehensive Plan amendment from "Commercial" to "Neighborhood".

Staff recommends **APPROVAL** of the replat with **five conditions**:

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

2. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements

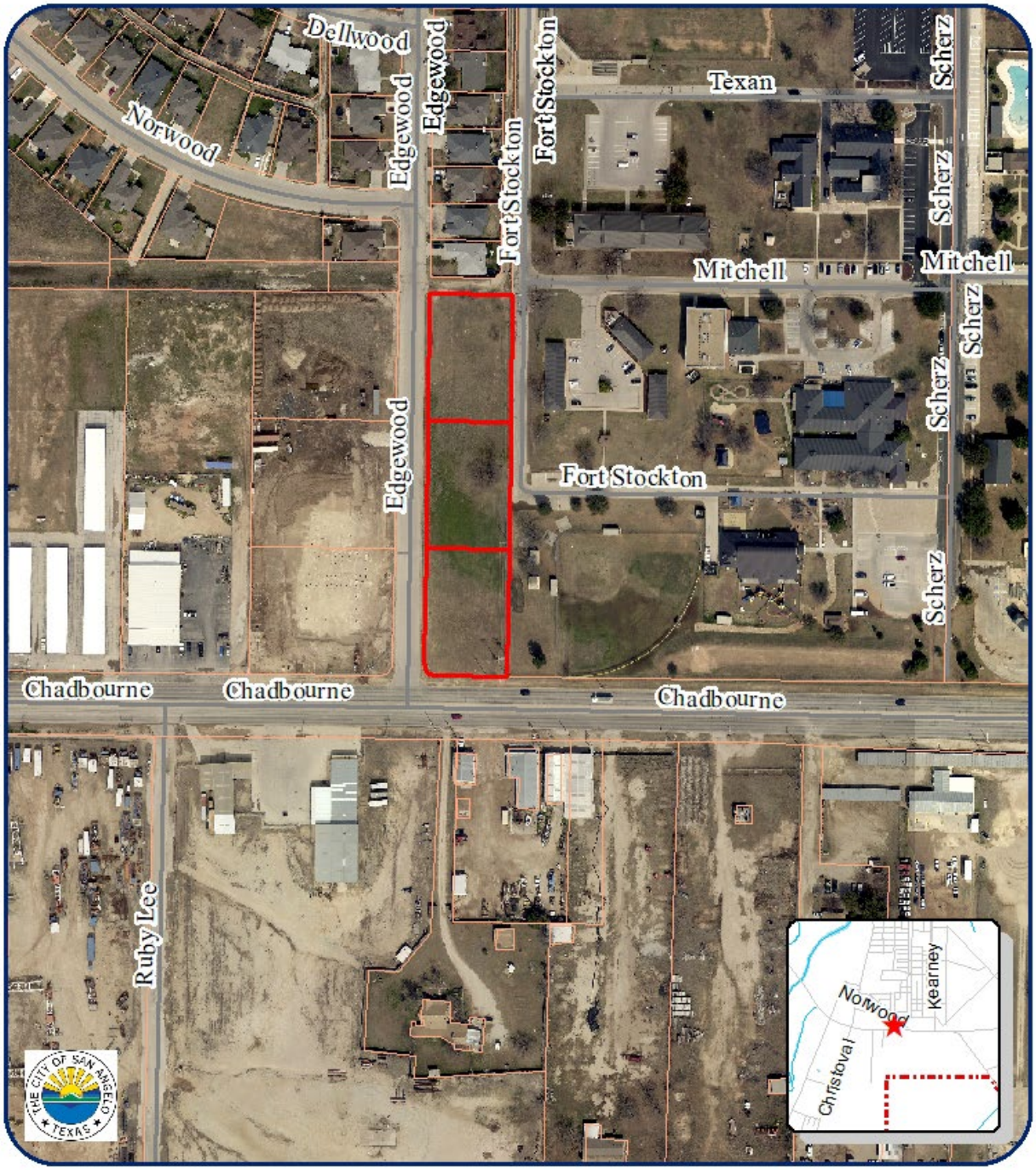
are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].

3. Prior to plat recordation, 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].

4. Prior to plat recordation, install necessary water 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].

5. Prior to plat recordation, the associated rezoning and comprehensive plan amendment must obtain final approval from City Council.

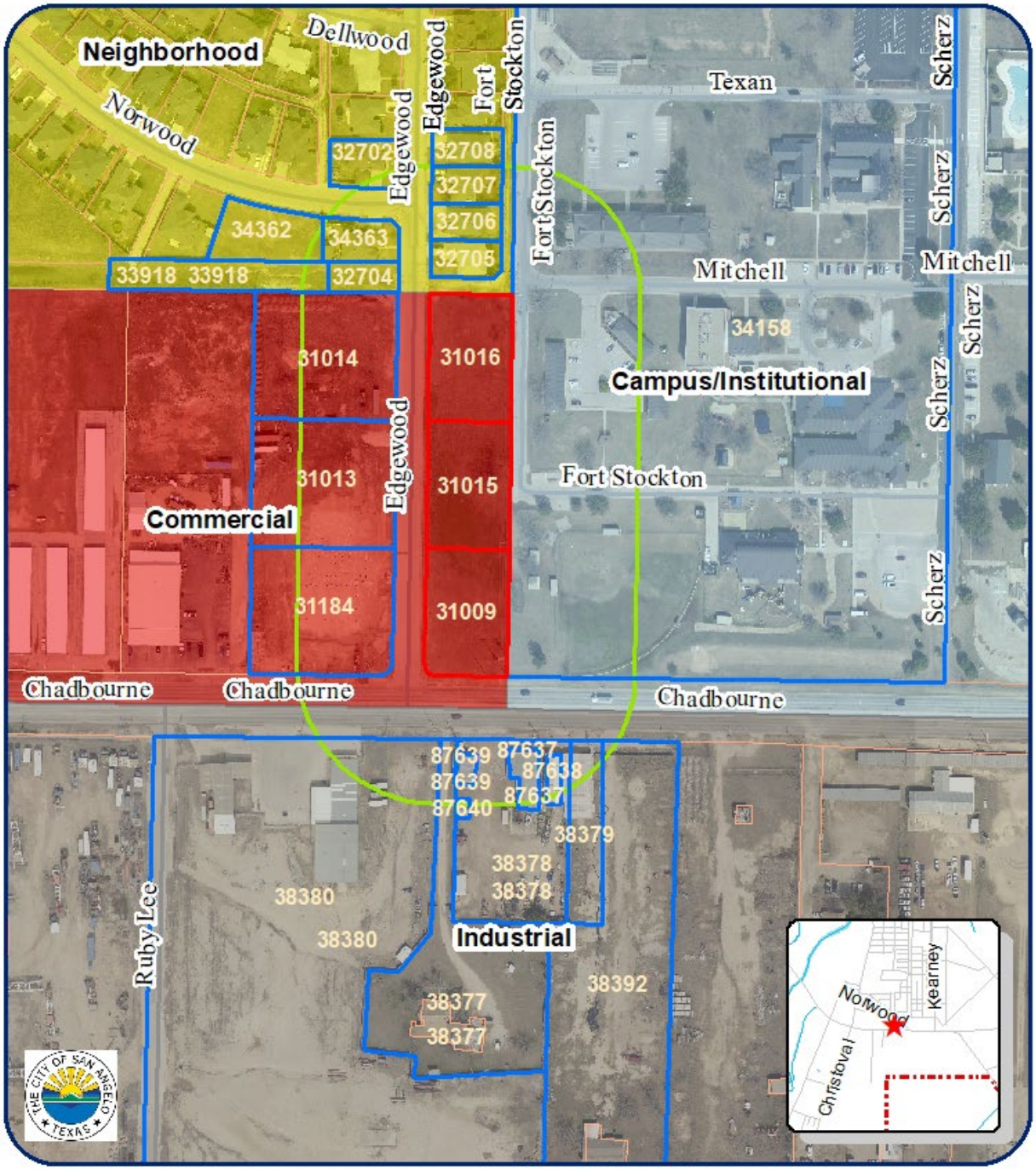
Attachments:
Aerial Map
Future Land Use – Vision Plan
Zoning Map
Notice Map



Aerial Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

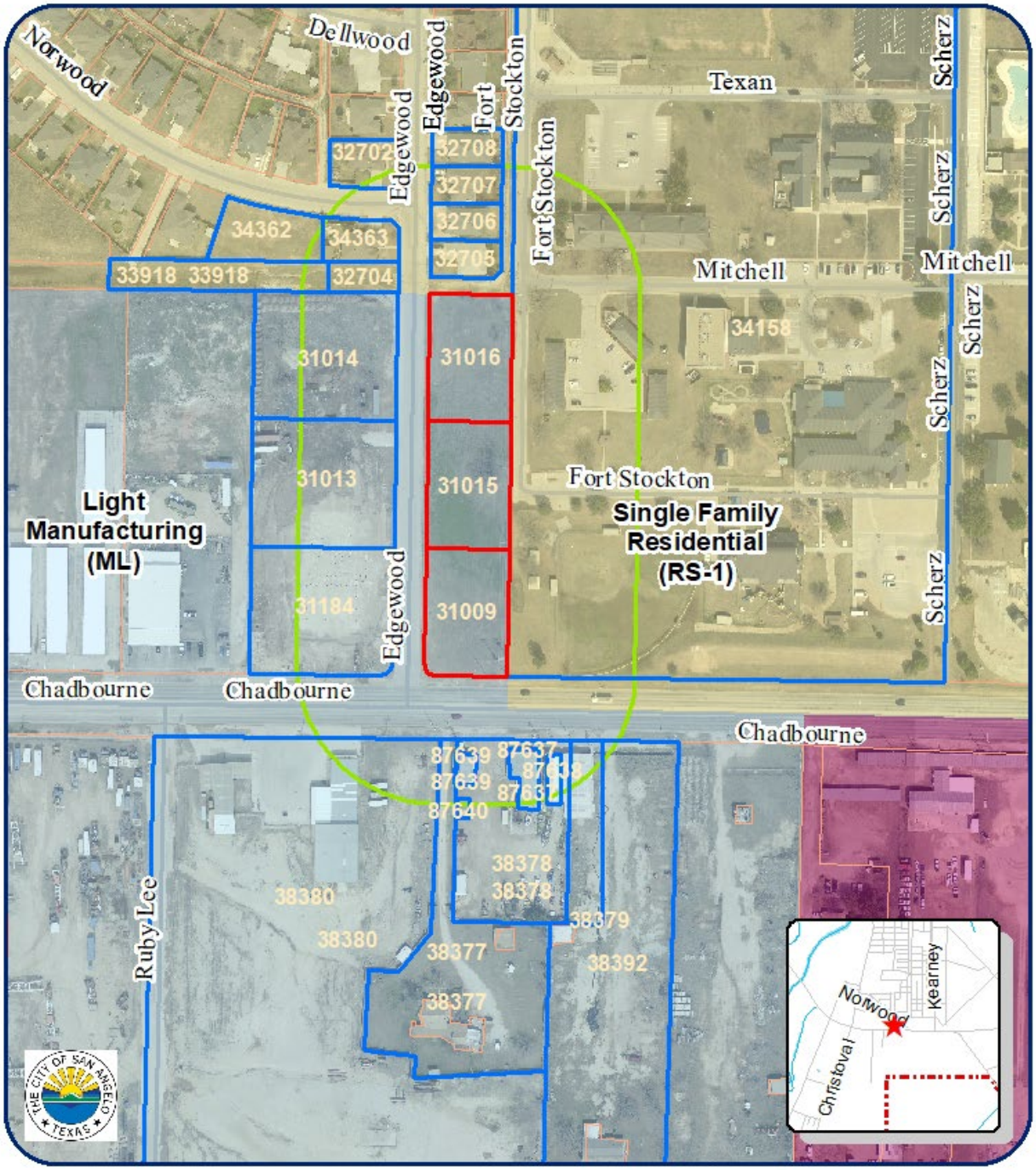
N



Comp Plan Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

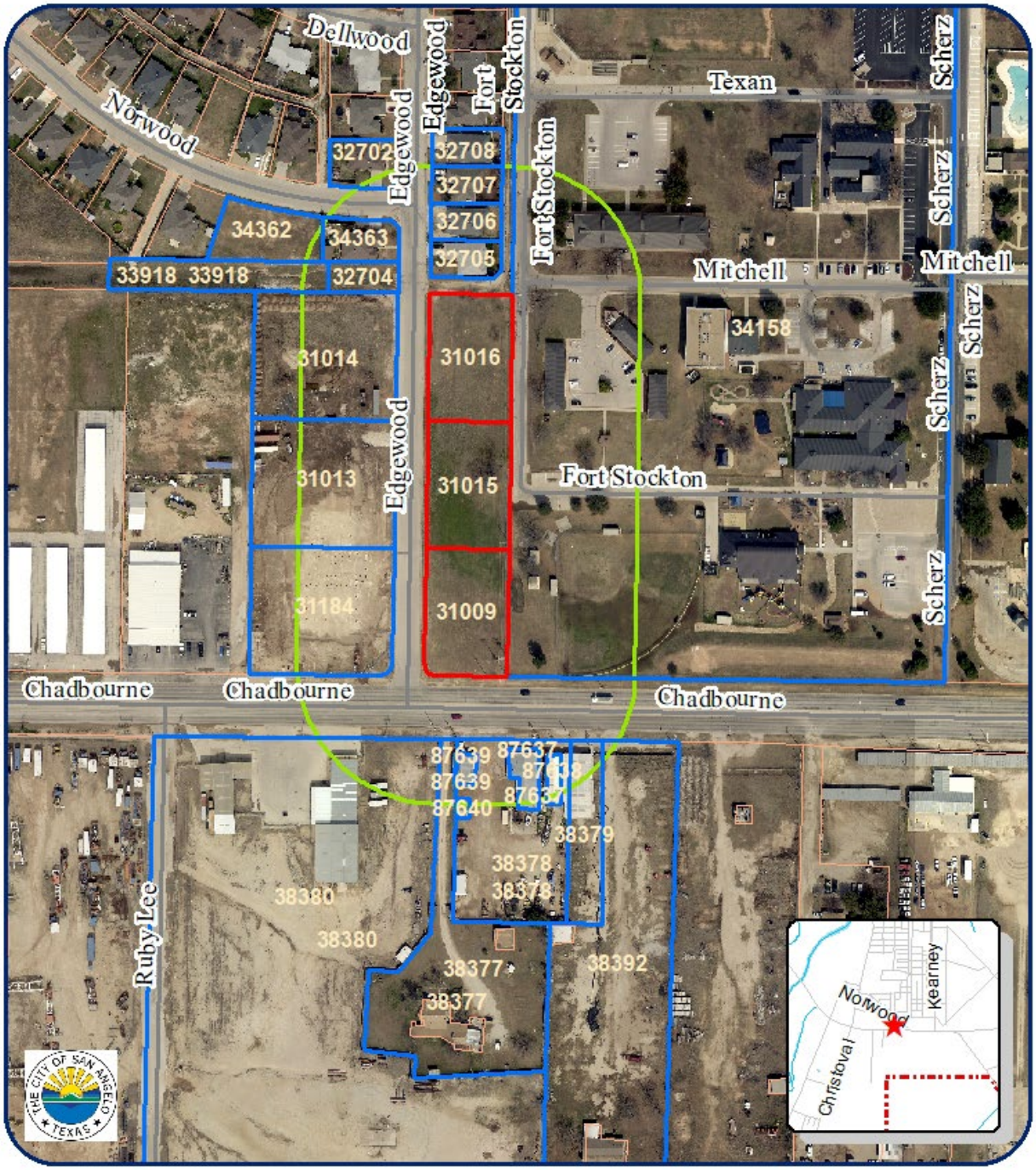
N



Zoning Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



200' Notification Map
Z23-10 & CP23-03 3480 Edgewood
Council District: #Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

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.

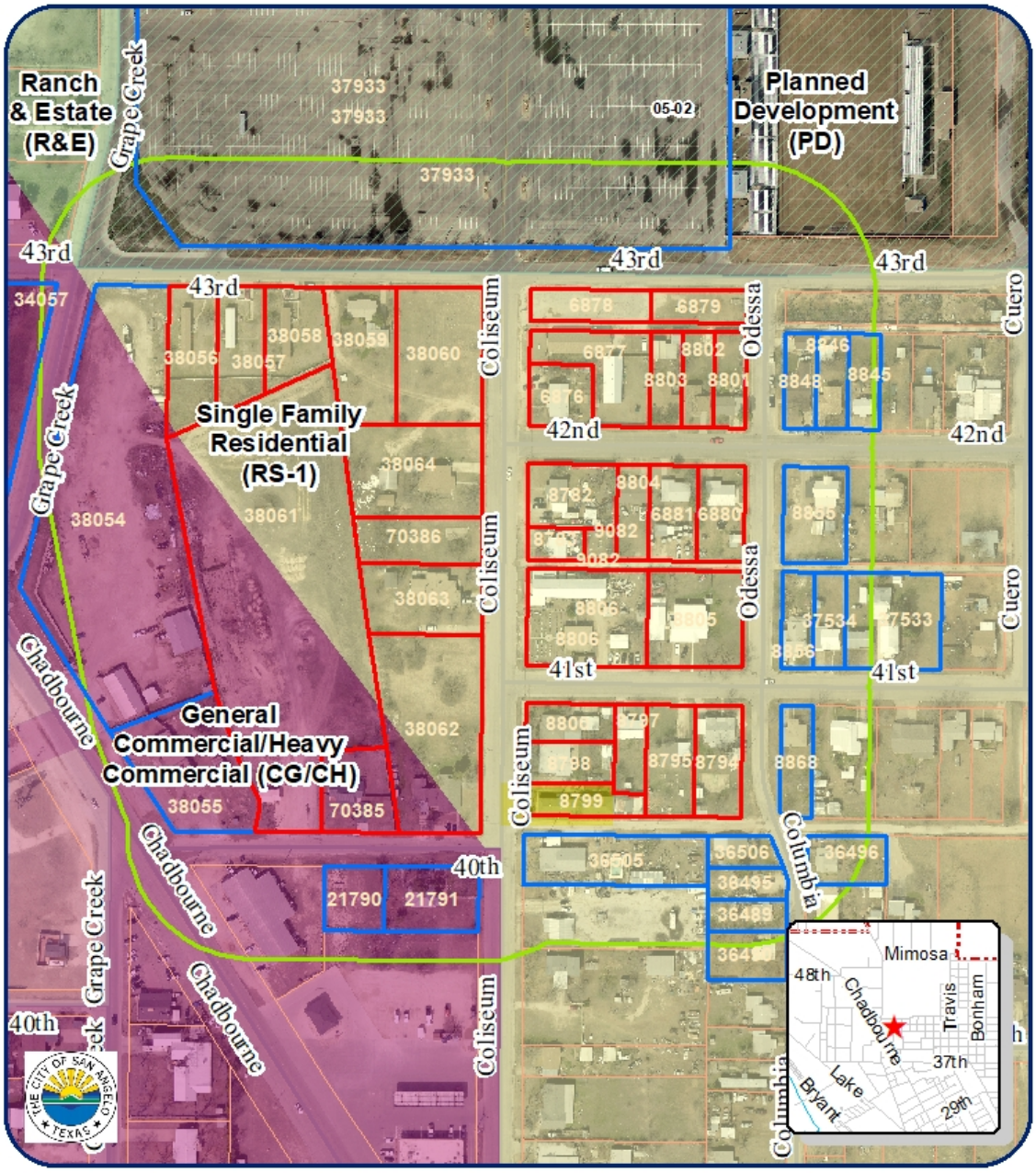
2. Consider the west side of Coliseum Drive and the more likely growth area for neighborhood commercial moving into general commercial. Set the expectations for landscaping, access, parking, lighting, and a more limited front setback that would encourage walking with parking in the rear of the smaller 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

PLANNING COMMISSION – August 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Rezoning Z23-09 & Replat RP23-29	Z23-09 2718 Forest Park Avenue & First Replat of the East Half of Tract 9

SYNOPSIS:

The applicant's representative has submitted a residential replat and a zone change from Single Family Residential (RS-1) to Two Family Residential (RS-2) at 2718 Forest Park Avenue. The owner wants to build a two-family twin-home where each unit is owned separately. Currently this is a 100' by 200' lot that has an old mobile home on the property. The neighborhood consists of single-family homes, with townhomes and zero lot line homes to the north and Neighborhood Commercial zoning to the west. It is a mix of newer homes and townhomes and older single-family homes.

LOCATION:	LEGAL DESCRIPTION:
North of Houston Harte Expressway and west of N Bryant Blvd at Hatcher St. & Forest Park Ave.	Being 20,000 acres out of F. Tankersley, Abstract No. A-8036 S-1114, City of San Angelo, Tom Green County, Texas.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood: Angelo Heights	RS-1	N – Neighborhood	20,000 sf, split into two 50' x 200' lots

THOROUGHFARE PLAN:

- Forest Park (Local Street) – required 50' ROW with 60' provided; required 40' or 36' with a sidewalk for paving width, with 30' with curb and gutter, but no sidewalks provided. However, this meets the minimum width of 26 feet for existing streets.

STAFF RECOMMENDATION:

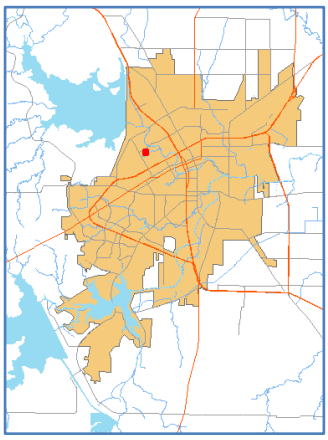
Staff recommends **APPROVAL** of the 1st Replat of the East Half of Track 9, subject to **three conditions of approval,** and **APPROVAL** of the rezoning from Single Family Residential (RS-1) to Two Family Residential (RS-2)**.**

PROPERTY OWNER/PETITIONER:

Owner: Zill Properties and Investments, LLC.
Petitioner: Erica Wilde, P.E.
Carter-Fentress Engineering, LLC

STAFF CONTACT:

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



Information:

This property is in an older, more developed area of the city but it is not in the infill program area. It is an area that has remained viable with an area of RS-3 (Townhomes, Twinhomes, and Zero Lot Line) to the north of this lot. There is an older mobile home on the lot that will be removed. Alta Loma Elementary School is just a block and a half away from this property.

Recommendation: **1st Replat of the East Half of Tract 9, Forest Park Addition**

Staff recommends **APPROVAL** of a **1st Replat of the East Half of Tract 9** Forest Park Addition, subject to **three conditions of approval:**

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

2. Prior to plat recordation, 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]

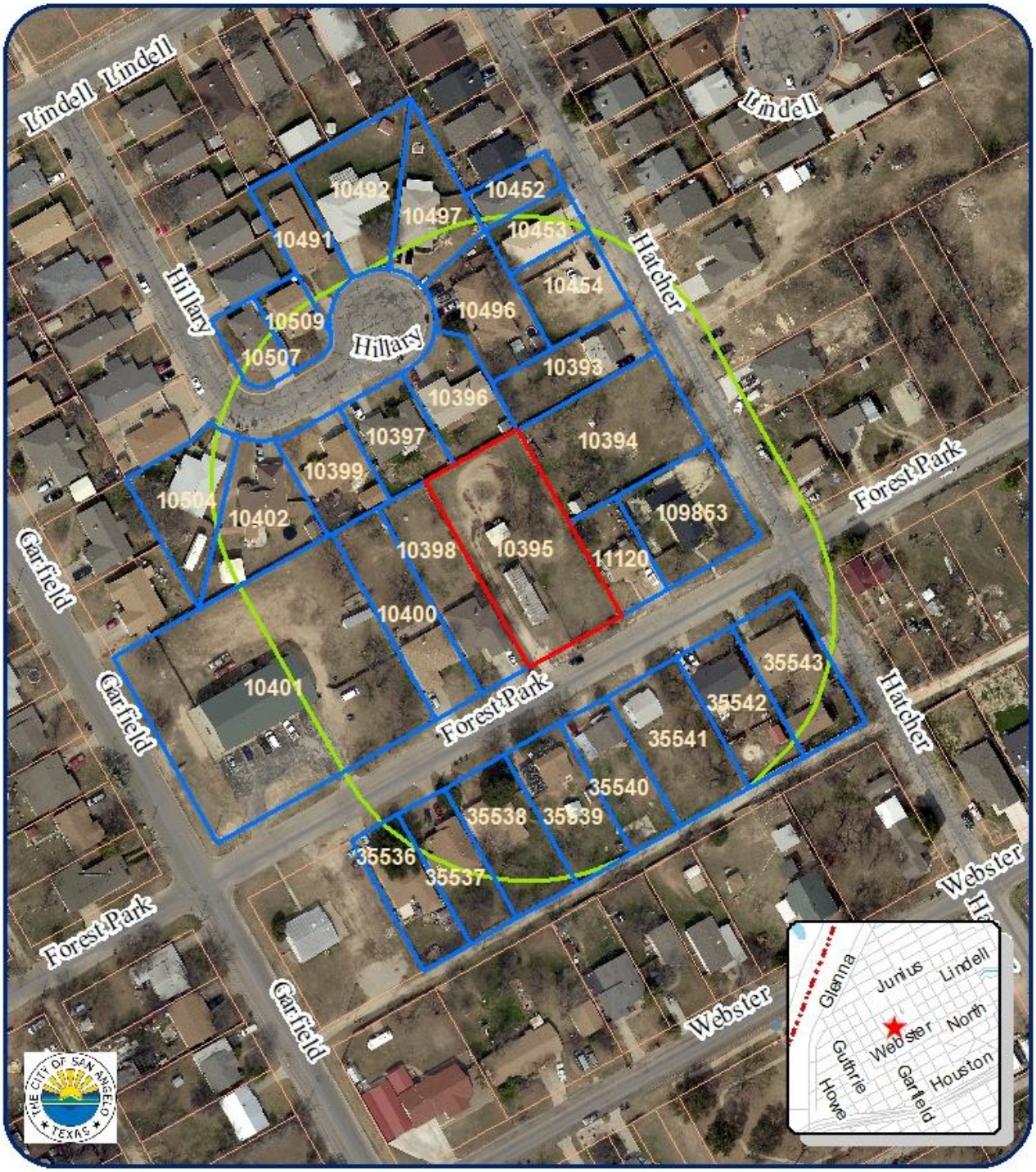
3. Prior to plat recordation, prepare and submit plans for approval illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

Recommendation: **Z23-09 2718 Forest Park Avenue rezoning from RS-1 to RS-2**

Staff recommends APPROVAL of the rezoning request.
The applicant intends on building a twinhome on this property. Other similar property is within a block and a half. Building a twinhome on 10,000 sf lot per side allows the development of two homes with plenty of space for usable yard area, parking, and building space. Two-family and single-family housing are generally compatible with the "Neighborhood" future land use designation. As of this writing, staff has received two comments in favor of the replat and rezoning and none against.

Attachments:
Notification Map, Replat, Zoning Map, Aerial Map, Photos

Notification Map



200' Notification Map
Z23-09 2718 Forest Park Ave
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

1st Replat of East Half of Tract 9

REPLAT OF THE EAST HALF OF TRACT 9 FOREST PARK ADDITION

City of San Angelo, Tom Green County, Texas

OWNER: Zill Properties and Investments, LLC

DESCRIPTION: Being the East Half of Tract 9, Revised Map of Forest Park Addition, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 1, Page 124, Plat Records.

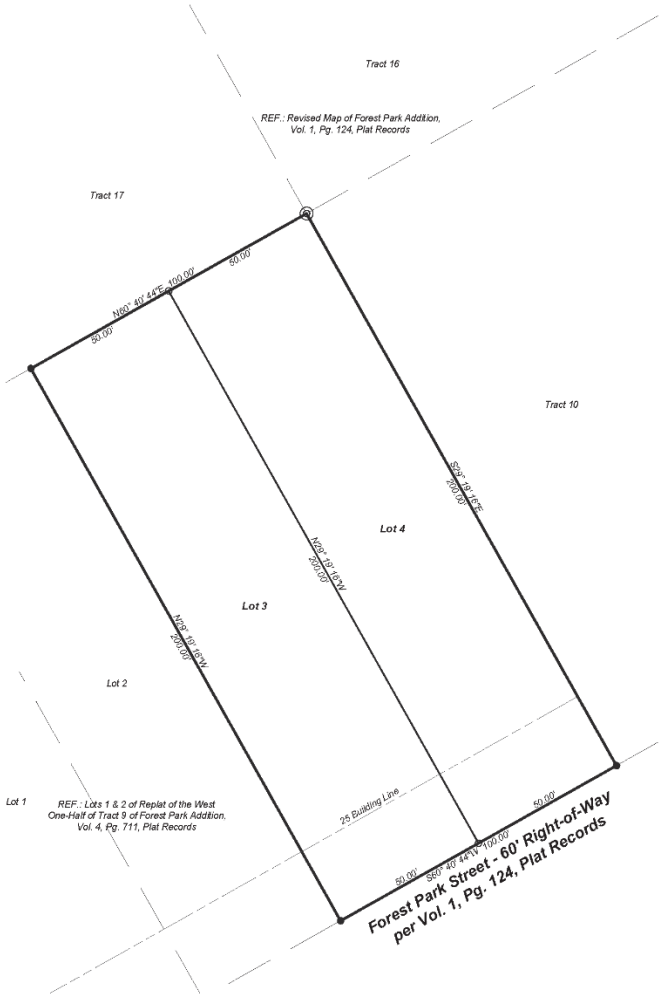
Scale : 1" = 30'

0 7.5' 15' 30' 60'

Bearings and distances shown hereon are based on Revised Map of Forest Park Addition, Vol. 1, Pg. 124, Plat Records, Tom Green County, Texas and are rotated 0°40'44" counter-clockwise from record bearings.

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

LEGEND: ○ - *Found 1/2" Iron Rod*
● - *Set 5/8" Iron Rod w/Cap*
◎ - *Point for corner*



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, Zill Properties and Investments, LLC, do hereby adopt this plat as a subdivision of my property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

_____
Zane Willard

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

_____
by Zane Willard

_____
Notary Public, State of Texas

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

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

By: _____

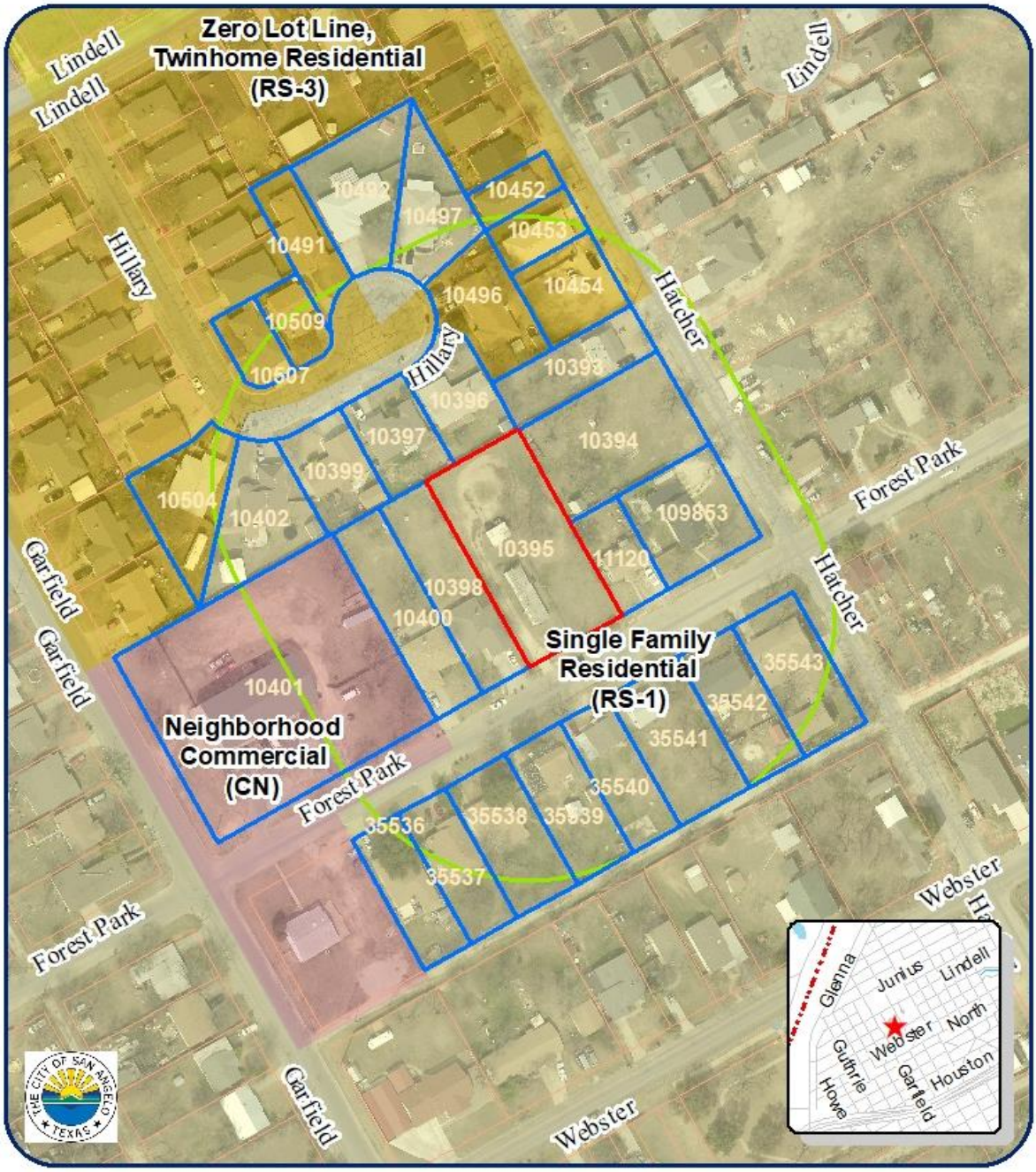
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Blake Wilde, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the 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 May 16, 2023.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed of relied upon as a final survey document.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759

TBPLS Firm # 10,193,857
WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682 www.wilde-eng.com

Zoning Map



Zoning Map
Z23-09 2718 Forest Park Ave
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Aerial Map

Aerial Map
Z23-09 2718 Forest Park Ave
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Mobile Home to be removed.

MEMO

Meeting Date: August 21, 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: CU23-36 - A request for approval of a short-term rental located at 2458 Fisherman's Rd. A conditional use for a short-term rental was approved in 2018, renewed in 2019 and 2021. The applicant missed the renewal date in May 2023, so they are starting over. There have been no code violations or police reports/disturbances reported.

Notification: 8 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 2458 Fisherman's Rd with **three conditions of approval**.

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

Front of house and Driveway

200' Notification Map
CU23-36 2458 Fisherman's Rd

Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

MEMO

Meeting Date: August 21, 2023

To: Planning Commission

From: Sherry Bailey
Principal Planner, City of San Angelo

Request: Approval of a short-term rental within District 1, RM-1 (Low Rise Multifamily) zoning district

Background: CU23-37 - A request for approval of a short-term rental located at 4219 River Bend Drive. This is the applicant's first application for a Short Term Rental at this location. This is part of a four-unit townhome condominium development within the River Bend Trailer Park. There have been no code violations or police reports/disturbances reported.

Notification: 9 Notifications sent. Received 0 in opposition and 1 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for a short-term rental located at 4219 River Bend Drive with **three conditions of approval**.

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

Front of house and Driveway

200' Notification Map
CU23-37 4219 Riverbend Dr

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

Subject Properties:

200' Buffer:

Notified Properties:

N

STAFF REPORT

Planning Commission: August 21, 2023

APPLICATION TYPE:	CASE:
Conditional Use – Short Term Rental	CU23-38: 1126 Cyndi Ln.

SUMMARY:

Request for a Conditional Use for a Short Term Rental located at 1126 Cyndi Ln. in the RS-1 Zoning district. Property is located within a quarter mile of Bell St., Paint Rock Rd., and South Concho West Park along the South Concho River

LOCATION:	LEGAL DESCRIPTION:
1126 Cyndi Ln.	Lot: 19, Blk: 5, Subd: BEND OF THE RIVER ESTATES, SECTION 2

SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District 3 – Harry Thomas Neighborhood – Glenmore	RS-1	Neighborhood	0.134 acres

NOTIFICATIONS:

41 notifications were mailed out on August 1, 2023 to land owners within a 200-foot radius of the subject land. 1 email in support and 1 email in opposition.

THOROUGHFARE PLAN

Cyndi Ln: Local Road, 50’ ROW required (49’ Existing), 40’ pavement required (36’ Existing)

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of CU23-38: a request for a Conditional Use for a short-term rental on a property zoned RS-1 (Single Family Residence), being 0.134 acres located at 1126 Cyndi Ln.

PROPERTY OWNER/PETITIONER:

Property Owner: Letticia Factor
Operator: Chris Goodloe

STAFF CONTACT:

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

Conditional Use: Approval of a conditional use by the Planning Commission shall be based upon the following criteria.

1. ***Impacts Minimized:*** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** There are no adverse effects that will be created by the establishment of a short-term rental property. There is sufficient roadway connectivity provided by the Minor Arterial Bell St.

2. ***Consistent with Zoning Ordinance:*** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.** This conditional use is allowed within the RS-1 zoning district, subject to discretionary approval by the Planning Commission.

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 area is mostly developed and the remaining tracts to the north are platted for additional residential. This is a good location for a short-term rental as it is in short distance from Goodfellow Air Force Base, South Concho West park, Fort Concho, and a short drive to Historic Downtown.

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, adverse impacts on water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff does not anticipate any adverse environmental effects that will result from the proposed use.

5. ***Community Need:*** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** There are no other short-term rental facilities within 500-feet of this establishment. The proximity of this location to Goodfellow Air Force Base makes it a good opportunity military and business travelers coming into San Angelo and tourists visiting Fort Concho and Historic Downtown.

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 proposed conditional use is providing a logical use to the property in question, as well as in context with the area and neighborhood.

Recommendation:
Staff's recommendation is for the Planning Commission to **APPROVE** CU23-39: a request for a Conditional Use for a short-term rental on a property zoned RS-1 (Single Family Residence), being 0.134 acres located at 1126 Cyndi Ln.; **subject to the following five conditions of approval**:

1. The applicant shall apply for and acquire a building permit approval from the Permits and Inspections Division for a Change of Occupancy from the existing single-detached dwelling to a short-term rental.

2. The property owner shall maintain all off-street parking on the premises in a manner consistent with Section 511 of the Zoning Ordinance.

3. The property owner shall maintain the short-term rental operation in a manner consistent with Section 406 of the Zoning Ordinance, to include adherence to required periodic reviews, initial permit acquisition and subsequent permit renewals.

4. No commercial outdoor storage or signage shall be allowed on the premises.

5. The property owner is required to have a Fire Marshal inspection and a building inspections for a change of occupancy to meet the requirements for the Conditional Use.

Attachments:
Notification Map
Aerial Photo
Zoning Map
Site Photos
Public Comments

Notification Map

200' Notification Map
CU23-38 1126 Cyndi Ln
Council District: #3 Harry Thomas
Neighborhood: Glenmore
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

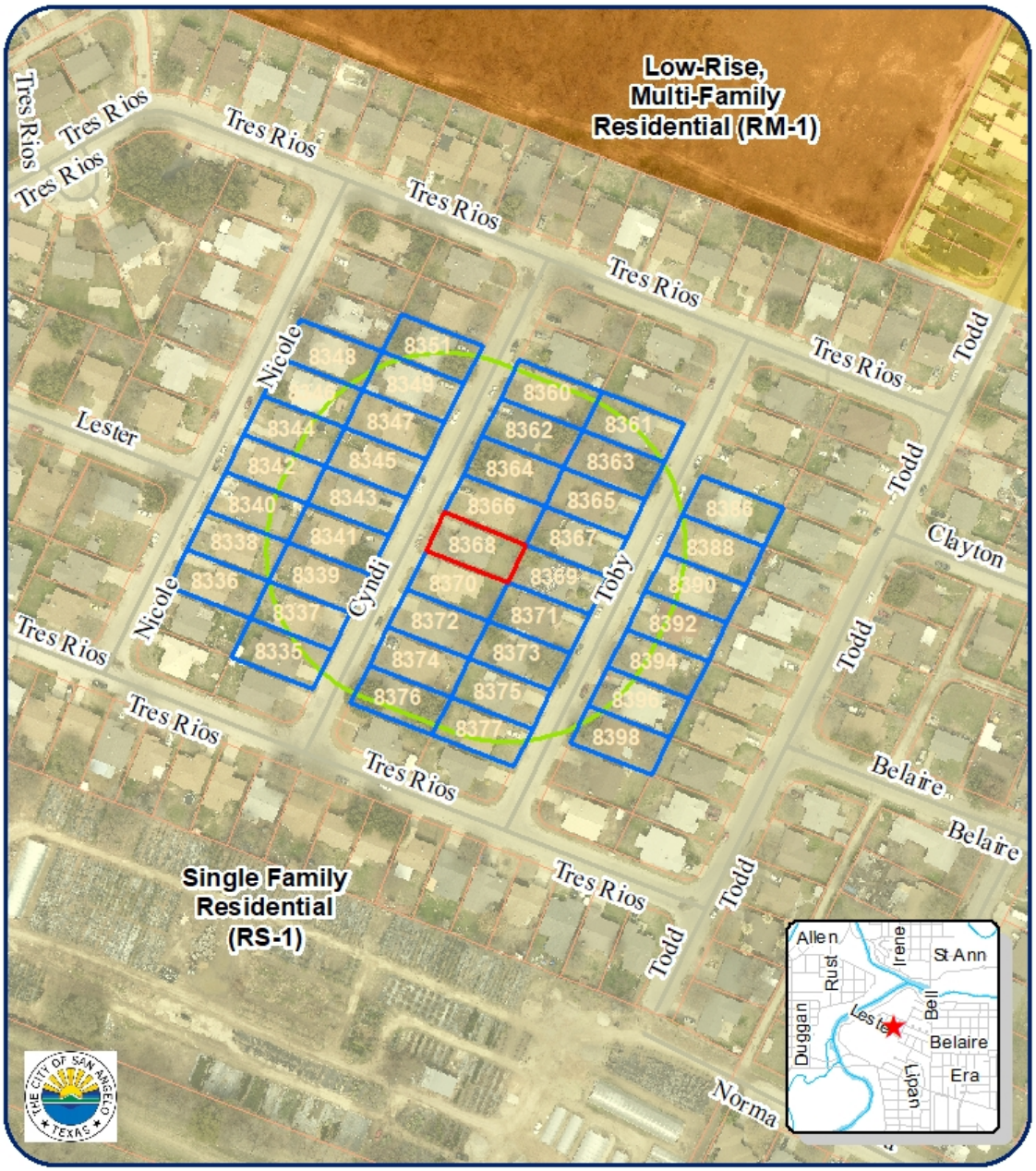
Aerial Map

Aerial Map
CU23-38 1126 Cyndi Ln
Council District: #3 Harry Thomas
Neighborhood: Glenmore
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Zoning Map



Zoning Map
CU23-38 1126 Cyndi Ln
Council District: #3 Harry Thomas
Neighborhood: Glenmore
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Site Photos

CASE #: CU23-38

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: ESPINOZA LEO A & PATRICIA
Parcel I.D.: 8349
Address: 1113 CYNDI LN

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: Leo A. Espinoza

Email in Favor:

I'm in favor of a short-term rental at 1126 Cyndi Lane.

The owner is a good neighbor. She's a nurse and a very responsible person. I don't see any problems with a short term rental. We have long term rentals on the street. Most have been good neighbors.

Ken Roxburgh

1121 Cyndi Lane

Emails in Opposition:

CASE #: CU23-38

I am responding to the notice of public hearing that I received on 5 August, 2023 regarding the request for approval of a Short-Term Rental Conditional Use at 1126 Cyndi Lane. By the way, on the notice you misspelled the name of the street (the correct spelling is CYNDI, not Cindy).

I am OPPOSED to this request.

While I trust the owners to take adequate care of their property, I have serious concerns about a short-term rental being approved next door to me. The Tres Rios neighborhood has had serious problems with renters in the past and I do not anticipate any positive benefit of having a short-term rental next door to me. The other house next to me (1118 Cyndi Ln) is also a rental. I have had to deal with issues on multiple occasions where renters do not take care of the property (nor does the management company), renters literally DRIVING through my property so they can park in the yard of the rented property (damaging the underground water cutoff valve to my home costing over $600 to repairs, the drivers were never identified and the renters not held liable), noise problems, stray pets, pet waste, broken beer bottles, overflowing garbage cans that attract vermin, and the list goes on. While law enforcement has done its best to address the issues, the problem is that SAPD is already under-manned to support the neighborhoods (I've also witnessed SAPD literally driving past violations on the public street and not citing anyone), and when law enforcement arrives the damage has already been done. I've had to spend a great amount of money and time to protect my home when a renter allowed the property to become infested with fleas (requiring me to have my home and yard to be treated and fumigated to prevent an infestation in my own home).

I am not paying property taxes for a house so I may live next to a 'hotel' whose guests I do not know, regularly change (making any legal issues very difficult to address), and if there is a problem, the only name I have is the person that owns the property (who isn't responsible for any issues that renters may cause). While law enforcement may assist in dealing with matters should they arise, they are matters and problems that I do not want to deal with (nor should I).

If possible, please reply to this email to verify its receipt.

Thank you.

Robert Mrowiec
1122 Cyndi Ln
San Angelo, TX 76903-7640
Parcel I.D.: 8366

STAFF REPORT

Planning Commission: August 21, 2023

APPLICATION TYPE:	CASE:
Conditional Use – Short Term Rental	CU23-39: 6006 Terlingua St.

SUMMARY:

Request for a Conditional Use for a Short Term Rental located at 6006 Terlingua Street in the RS-1 Zoning district. The property is 277 feet from Twin Mountain Drive, a Minor Arterial.

LOCATION:	LEGAL DESCRIPTION:
6006 Terlingua	Lot: 7 SEC 7, Blk: 9, Subd: TRINITY RIDGE

SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District 1 – *Tommy Hiebert* Neighborhood – *Country Club*	RS-1	Neighborhood	0.201 acres

NOTIFICATIONS:

18 notifications were mailed out on August 1, 2023 to land owners within a 200-foot radius of the subject land. 0 in support and 1 email in opposition.

THOROUGHFARE PLAN

Terlingua St: Local Road, 50’ ROW required (50’ Existing), 40’ pavement required (40’ Existing)

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of CU23-39: a request for a Conditional Use for a short-term rental on a property zoned RS-1 (Single Family Residence), being 0.201 acres located at 6006 Terlingua St.

PROPERTY OWNER/PETITIONER:

Property Owner: *Joshua and Arielle Pleasant*

STAFF CONTACT:

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

Conditional Use: Approval of a conditional use by the Planning Commission shall be based upon the following criteria.

1. ***Impacts Minimized:*** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** There are no adverse effects that will be created by the establishment of a short-term rental property. There is sufficient roadway connectivity provided by the Minor Arterial Twin Mountain Dr. and the nearby Major Arterial Knickerbocker Rd.

2. ***Consistent with Zoning Ordinance:*** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.** This conditional use is allowed within the RS-1 zoning district, subject to discretionary approval by the Planning Commission.

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 area is a developing area with residential along Twin Mountain Dr. and SAISD owning undeveloped property adjacent. This is a good location for a short-term rental as it is in short distance from Lake Nasworthy and San Angelo Regional Airport.

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, adverse impacts on water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There will be no adverse environmental effects that will result from the proposed use.

5. ***Community Need:*** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** There are no other short-term rental facilities within 500-feet of this establishment. The proximity of this location to Lake Nasworthy makes it a good opportunity to increase tourism as well as business travelers coming into San Angelo Regional Airport.

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 proposed conditional use is providing a logical use to the property in question, as well as in context with the area and neighborhood.

Recommendation:

Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of CU23-39: a request for a Conditional Use for a short-term rental on a property zoned RS-1 (Single Family Residence), being 0.201 acres located at 6006 Terlingua St.; **subject to the following five conditions of approval**:

1. The applicant shall apply for and acquire a building permit approval from the Permits and Inspections Division for a Change of Occupancy from the existing single-detached dwelling to a short-term rental.

2. The property owner shall maintain all off-street parking on the premises in a manner consistent with Section 511 of the Zoning Ordinance.

3. The property owner shall maintain the short-term rental operation in a manner consistent with Section 406 of the Zoning Ordinance, to include adherence to required periodic reviews, initial permit acquisition and subsequent permit renewals.

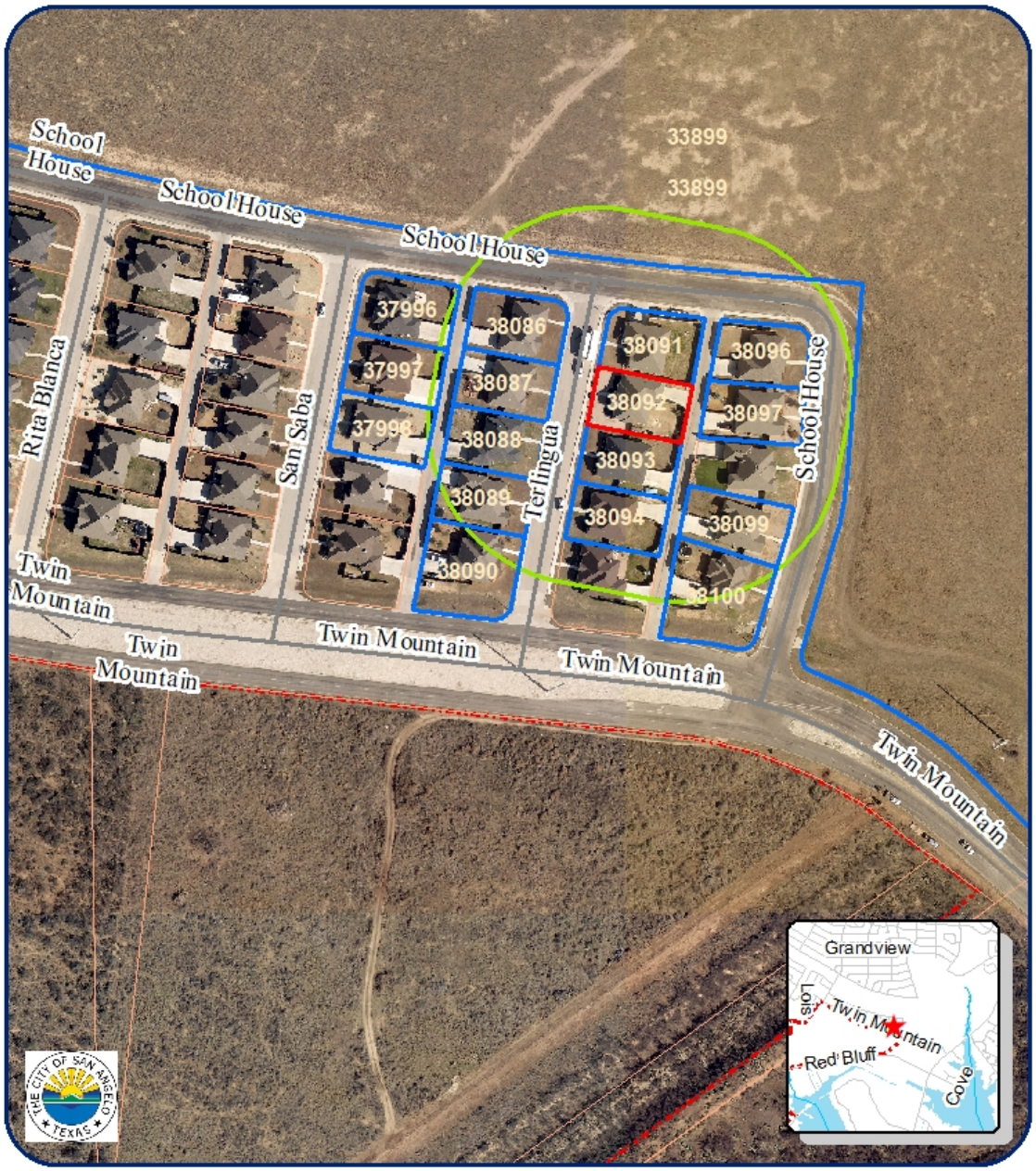
4. No commercial outdoor storage or signage shall be allowed on the premises.

5. The property owner is required to have a Fire Marshal inspection and a Building inspection for a change of occupancy to meet the completion of the requirements for the Conditional Use.

Attachments:

Notification Map
Aerial Photo
Zoning Map
Site Photos

Notification Map



200' Notification Map
CU23-39 6006 Terlingua St
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Aerial Map

Aerial Map
CU23-39 6006 Terlingua St
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Zoning Map

Zoning Map
CU23-39 6006 Terlingua St
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Site Photos

CASE #: CU23-39

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: DEMPSEY TOMMY B & AMANDA M
Parcel I.D.: 38091
Address: 6002 TERLINGUA ST

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:

My husband and myself are very opposed to this due to that during the week my husband is gone and I would not feel comfortable. We live right next door. We hope the city will not allow this to happen.

Thank you!

Signature: Tommy Dempsey
Amanda Dempsey

Emails in Support:

We are in favor.

Linda D. Gonzalez
Ray A. Gonzalez
Parcel I.D.: 38099
Address: 5606 Imperial Court

Emails in Opposition:

Dear Rae Lineberry,

We are writing in response to the proposed short-term rental at 6006 Terlingua St. We have owned the house at 6018 Terlingua Street for seven (7) years.

We are in no way in favor of allowing short-term rentals on our street or in our neighborhood.

Our street and neighborhood is full of families with young children. To introduce itinerant, transient travelers would introduce great fear and anxiety to each of us. As parents of a nine year girl, the last thing we want is a stream of strangers on our street and in our alley. Our children freely play on our sidewalks and the presence of these strangers would threaten the peaceful and joyful lifestyle that San Angelo has offered our young family.

All of us on Terlingua, School House, and San Saba have invested hundreds of thousands into our homes. This will definitely affect the value of the homes in our neighborhood.

There are other options available to the home owners at 6006 Terlingua. They could do a long-term rental or sell their house and make a significant amount of money over what they paid for it.

Again, we are completely against this proposal and are available for further comment or clarification.

Respectfully,

Phil and Jamie Gold
6018 Terlingua Street
San Angelo, TX 76904
(314) 225-7473 cell

Email in Opposition #2:

Dear Rae Lineberry,

We are writing in response to the proposed short-term rental at 6006 Terlingua, which is next door to our residence at 6010 Terlingua. We have owned our home since it was built and we vehemently oppose allowing short-term rentals on our street or in our neighborhood. The owners

at 6006 Terlingua have lived in the home for less than a year. They are seeking to turn our neighborhood into a money-making proposition.

Our street is a family neighborhood with children regularly seen riding their bikes on the street and playing. As neighbors, we enjoy knowing each other, helping each other and growing together. To allow transient vacationers and the like into our neighborhood would threaten the environment we have all worked so hard to build.

Additionally, we are fearful for what this would do to our home values. We have invested so much money into our homes and no doubt, allowing short term rentals will affect our home values.

Please help us preserve what we have worked so hard to build in our neighborhood. Please do not allow this street to become a business for one home-owner who has no investment in the health and safety of the neighborhood.

Thank you,

Kraig and Paulette Schell

REPORT TO PLANNING COMMISSION

Requestor:	Jon James, Director of Planning & Development Services, Planning and Development Services
Meeting Date:	August 21, 2023
Item type:	Regular Item

Caption:

Discussion of potential future changes to the Subdivision Ordinance to allow more preliminary plats and final plats to be approved administratively without review by the Planning Commission per Texas House Bill 3699.

Staff Recommendation:

Summary/History:

Recently passed Texas House Bill 3699 would allow most plats, both preliminary and final plats, to be reviewed and approved administratively by City staff. This would streamline the process of reviewing plats, but would still allow appeal to the Planning Commission if an applicant was dissatisfied with the staff approval or denial.

It would also still require Planning Commission review for any plats with proposed variances or for certain residential replats that, by state law, require a public hearing.

Staff will be drafting changes to the Subdivision Ordinance to address these recent changes to state law and are seeking input and direction from the Commission.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

Staff is seeking direction from the Planning Commission on staff's recommendation to amend the Subdivision Ordinance to allow most plats to be reviewed administratively by City staff.

Attachments:

Presentation:	
Jon James	
Approvals/Reviews:	
Jon James	Created/Initiated
Jon James	Final Approval