Planning Commission
9/18/2023

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on September 18, 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. **Minutes** - August 21, 2023 meeting

B. **RP23-32** - A request for approval of a second replat of Bentwood Country Club Estates Section 16-D. The replat will combine Lots 56 and 57 into one lot 57 A with an adjacent drainage area called Tract A

III. Regular Agenda

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

1. **Z23-11 & CP23-04** - A request for a Comprehensive Plan Amendment from "Neighborhood" to "Neighborhood Center" and for a rezoning from Single-family Residential (RS-1) to Neighborhood Commercial (CN); located at 4415 Armstrong.

2. **Z23-12** - A request to rezone 18.046 acres from the Ranch and Estate (R&E) district to the Low Rise Multifamily Residence (RM-1) district and to rezone 10.814 acres from the Ranch and Estate (R&E) district to the General Commercial (GC) district, on a property located at the southwest corner of Loop 306 and Foster Rd.

3. **PD23-06 & CP23-02, Coliseum Drive (Corrected) -** 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.

4. **PD97-07** - A request to amend the Master Site Plan and concept plan for PD97-07 by adding a 14,500 square foot building for the Angelo State University flight training program at the San Angelo Airport.

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

1. **CU23-41** - A request for a Conditional Use for a Short Term Rental located at 2274 Joy Road in the RS-1 zoning district.
2. **CU23-42** - A request for a renewal of a Conditional Use for a Short-Term Rental located at 1817 A & M Ave.
3. **CU23-44** - A request for a Conditional Use for a Short Term Rental at 2950 Red Bluff Circle in the RS-1 zoning district.
4. **CU23-45** - A request for a Conditional Use for a Short Term Rental at 2512 Princeton in the RS-1 zoning district.

C. **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.
2. Meridian North - request to annex 15.496 acres

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

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, on the 15th day of September 2023, at 9:00 a.m.

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:	September 18, 2023
Item type:	Consent Item

Caption:

Minutes - August 21, 2023 meeting

Staff Recommendation:

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. PC Minutes - August 21, 2023 PC Minutes - August 21, 2023.docx

Presentation:

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Jon James	Final Approval

RECORD OF MINUTES

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, August 21, 2023, 9:00 A.M.

Board Present: Travis Stribling, Chairman
Luke Uherik, Vice Chairman
Michelle Miller
Joe Self
Kandi Pool
Trinidad Aguirre
Brittany Davis

Staff Present: Jon James, Director, Planning and Development Services
Aaron Vanoy Asst. Director, Planning and Development Services
Brandon Dyson, Asst. City Attorney
Sherry Bailey, Principal Planner
Rae Lineberry, Planner I
Austin Reed, Planning Technician
Olga Truman, Planning Technician

I. Call to Order

Chair Stribling called the meeting to order at 9:14 am and indicated he was going to skip the Consent Agenda at this time because Mr. Uherik reviews the minute and consent items, and he has not arrived. The Chair then called for the Regular Agenda and began with Subdivision Plats.

II. Consent Agenda

The Consent Agenda is being deferred until Commissioner Uherik arrives. As Vice Chair he reviews the minutes in depth each month.

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.

Asst. Dir. Vanoy presented the case for the residential replat. Edinburgh is the residential road that serves six residences before ending at the state park. The applicant has asked for a variance to not have to improve Edinburgh Road beyond the 20 feet of asphalt that it presently measures. That and the Tax Certification are the only two conditions on the plat. Staff has recommended approval of the plat and the variance. Public comment was called.

Russell Gulley SKG Engineering addressed the commission. He indicated this property is in the ETJ. It is bounded by the State Park and the O.C. Fisher Lake and has an agreement for city water so the likelihood of ever annexing into the city is small. He requested approval of the variance.

The Chair asked for comments or a motion. Commissioner Davis moved and Commissioner Self seconded to approve the request for plat approval and the request for a variance for Edinburgh Road. All present voted aye. Motion passed 7 – 0.

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.

Planner Lineberry presented the Lakeview Addition First Replat. The applicant is taking one lot and dividing it into two lots. They have asked for a variance along Bowie Street for no curb and gutter. Staff is recommending approval of the plat and approval of the variance.

The Chair called for public comment. None was forthcoming.

The Chair called for comments or a motion. Commissioner Davis moved and Commissioner Miller seconded to approve the plat as presented and to approve the variance on Bowie Street. Motion passed 7 – 0.

3. **RP23-26** - First replat of Saddle Club Section 3, Block 1.

Principal Planner Bailey presented the First Replat of Saddle Club Section 3, Block 1. This is a request to combine two lots into one. No variances are being requested. Discussion occurred concerning the written opposition. The request was opened for public comment. Russell Gulley commented that that the ability for a view shed blockage was minimal because of the fall off of the larger lot. He believes items two and three have already been met and is requesting they be removed. Director James indicated items two and three have already been met and will be removed.

The chair asked for comment from the Commission, hearing none he then asked for a motion. Commissioner Davis moved and Commissioner Uherik seconded to approve the plat as presented with the removal of conditions 2 and 3. Approved 7 – 0.

4. **RP23-26** - 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.

Planner Lineberry presented the application for a two-lot plat and a variance from improving the platted street at the rear of the property. There are four conditions listed by staff. Staff is also in support of the variance.

The Chair asked for Commission discussion about the variance request and the platted street to the rear. Russell Gully representing the applicant addressed the variance request and the need to consider the abandonment street to the rear if the city decides to move forward. City Engineer, Kevin Pate, addressed the condition 4 which required approval from TxDOT as Armstrong is a TxDOT street, he believes the condition needs to stay.

Chairman Stribling asked if there were additional comments. Hearing none he called for a motion. Commissioner Uherik moved and Commissioner Miller seconded to approve as presented and to approve the variance. Motion passed 7 – 0.

5. RP23-29 and Z23-09 - A replat of the east half of Tract 9 of the Forest Park Addition, located at 2718 Forest Park Ave.; and a rezoning from RS-1 to RS-1.

Principal Planner Bailey presented the replat of the east half of Tract 9 of Forest Park Addition to the Commission. The applicant is wanting to make two lots one to build two duplexes. The zoning is RS-1, Single Family Residential and they are wanting to rezone to RS-2. Two Family Residential. Townhome or duplex to be built on each lot. There are 3 conditions including the Tax Certification, the sewer and water mains if necessary, and to remove the existing abandoned mobile home. The zoning being requested RS-2, is very similar to the RS-1. Neighborhood Commercial is adjacent with RS-3 a block to the north.

Chairman Stribling opened the floor for public comments. Erica Wilde representing the applicant asked the Commission if there were any questions. Being none, she asked for their approval.

The Chair asked for comments from the Commission or a motion. Commissioner Self moved, Commissioner Davis seconded to approve the request as presented. The motion was approve 7 – 0.

6. RP23-30 -**Z23-10** & **CP23-03** First replat of Concho Development Addition, Section One, Block Two, located in the 3400 Block of Edgewood Drive; and a rezoning from ML to RS-3.

Planner Lineberry presented the case, both the plat and the Comprehensive Plat amendment and the rezoning request. The intent is to build a Twinhome development and rezone the property from Light Manufacturing to RS-3 zoning to allow the Twinhome development. Staff is recommending approval the request for both the replat and the rezoning. The existing zoning with light manufacturing would allow many different manufacturing and commercial uses without any notice to the surrounding homes.

The Chair called for public comment. Erica Wilde appeared for the applicant. She pointed out this could easily provide housing for those at the base. The impact to the neighborhood

would be significantly less that if light manufacturing was built there. Two neighbors with homes in the adjacent development spoke to object to the proposed density of the housing. Their concern also was about the traffic that would be generated by this dense development. Mr. Guthery questioned if there was sufficient area for parking and area for children to play. These buildings would have a front yard of 15 feet and a back yard of 10 feet. A total of 15 lots are proposed.

The Chair closed public comment and called for a motion. He also commented on the density. Commissioner Self moved to approve the plat, the Comprehensive Plan amendment, and the rezoning. Commissioner Davis seconded the motion. Discussion continued about the application and what approving it would entail. Discussion then continued that higher density would be appropriate but this density is too much. The chair called for the vote on the zoning and comprehensive plan. The vote was 5-2 to approve. The vote for the plat followed. The vote was 5-2.

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.

Asst. Dir. Vanoy presented the final plat of Southland Park Addition. There is an office building on the site. They are dedicating the additional right-of-way along Stone Canyon with two conditions: providing the Tax Certification and a providing a sidewalk along Stone Canyon Trail. The owner is appealing the denial of a waiver of the sidewalk requirement. Discussion about the elevation change on along this road. The road also acts as a drainage collector.

The Chair opened the item for public comment. Russell Gully appeared for the applicant. The sidewalk is extreme for a change of ownership plat. The sidewalk question is generally met by the existing building sidewalk. The question of whether a plat meets all the requirements does the plat have to be approved. The question of the sidewalk has to be addressed. A waiver has been requested. The City Engineer addressed the ADA standard.

The Chair closed the public comment. The question of the plat approval and the sidewalk will be handled separately. Commissioner Davis moved and Commissioner Miller seconded to approve the plat and grant the waiver. All present voted aye. Motion passed 7 – 0.

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. (This was presented under A.6 above)

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.

Principal Planner Bailey made the presentation on the Coliseum Corridor Study. At the suggestion of the Planning Commission staff has been reviewing this area to propose a process that will provide for maintaining the character of the residential community in this area while providing for the change that expanding the Coliseum use while have on the area. Planner Bailey presented the items that staff is recommending as development conditions. Discussion followed concerning the area as a whole and the treatment of the area as a whole. Expanding the area to that corridor all along Coliseum Drive from the point where the road extends off N. Chadbourne. Other points to consider include being flexible when requiring parking to the rear of the property, who has to put in sidewalks, how this effects residential property.

The Chair opened for public comment. Mr. Stanley addressed the Commission. He is concerned about business and residential in the same area. He doesn't want to see the area growing more commercial. Russell Gully has some concern about the Urban Design Review and doesn't to see it for residential. He also wants to see sidewalks constructed by the city or the Rodeo Association. Director James addressed some of the issues raised, including clarifying that an Urban Design Review would not be required for residential development.

The Chair requested that we expand the subject area south to Chadbourne where Coliseum splits off. He also wanted to notice the project again for greater inclusion and noted that sidewalks are needed along Coliseum but not on the side streets. Motion to table in order to expand the area was made by Commissioner Davis and seconded by Commissioner Miller. To approve 7 – 0.

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. (<u>This was presented under A.5 above)</u>

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.

   Planner Lineberry presented the request for the Short Term Rental at Fisherman's Road. They missed their renewal date and so are coming as a new submittal even though they have been operating for three years. Motion to approve by Commissioner Davis, seconded by Commission Self. Approved 7 – 0.

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.

   Principal Planner Bailey presented the request. It is in an RM-1 zoning district and is inside a mobile home park. Commissioner Davis moved and Commissioner Uherik seconded to approve the request. Motion passed 7-0.

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.

   Asst. Dir. Aaron Vanoy present the request. There were two responses opposed to the application and one in support. It does meet all the requirements of our ordinance. James Langly lives next door and is against the application. Ms. Warman next addressed the request. She lives in the neighborhood and sees no benefit for the neighborhood. The owner addressed the comments and indicated she will be the operator. She has rules and will enforce them. The Chair closed public comment. Commissioner Davis had comments about some long-term rentals that she has been working with. A short-term rental only rents if it is maintained. Commissioner Davis moved to approve, Commissioner Self seconded. Motion was approved by a vote of 7-0.

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.

   Asst. Dir. Vanoy present the case. Parking is in the back. This is the only request in that neighborhood. There are 4 opposed and 1 in favor. Concerned about their children playing. This is close to the school in the area. Staff recommends approval. Public comment was opened and Dr. Crenshaw addressed the request. He is concerned about the closeness to the school. Ms. Shaw lives next door to the application. She also in against the application. The current owner has lived there for less than a year. Ms. Flores presented her concern and she doesn't want to see this business in her neighborhood. Dr. Crenshaw wanted to make sure that he mentioned that this is nothing against the owner, who has worked with him.

   The Chair addressed his concern about it being so close to the school. Commissioner Miller said she is concerned about something that is not listed as a requirement. Commissioner Self commented about the fact that a STR has added protection. Properties don't rent unless they are maintained. Commissioner Self moved to approve the request, Commissioner Trinidad Aguirra seconded, the vote was 4-3 and was approved.

III. Discussion Items

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.
Mr. James led a discussion of possible changes to the subdivision ordinance to address recent changes to state law. The commissioners provided some feedback and this will be discussed again at a future meeting.

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.

Chair Stribling addressed a letter he received from an applicant about an ordinance that went to City Council. Director James stated we are aware that this has some issues that we are trying to work out. We are working to correct the problem and to help the applicant where we can. The attorney for the aggrieved applicant addressed the Commission representing the builder, Concho Valley Builders.

V. Planning Director's Report

Director James presented the change that the State requirement for plat approval would be accomplished administratively except for a few instances. The Commission stated they wanted to see plats that had variances, residential replats and wanted to see the legislation and the proposed ordinance.

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

12:07 pm

Travis Stribling, Chairman

MEMO

Meeting Date: July 18, 2022

To: Planning Commission

From: Aaron Vannoy
Assistant Director of Planning and Development Services, City of San Angelo

Request: Approval of a second replat of Bentwood Country Club Estates, Section 16-D.

Background: A request for approval of a second replat of Bentwood Country Club Estates Section 16-D. The replat will combine Lots 56 and 57 into one lot 57 A with an adjacent drainage area called Tract A.

Notification:
The subject property is zoned RM-1 and under the current subdivision ordinance, notification is not required for this residential classification, which is multi-family.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a replat of the Bentwood Country Club Estates Section 16-D. The replat will combine Lots 56 and 57 into one lot 57 A with an adjacent drainage area called Tract A.

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].

Notes:

1. Meet with Fire Prevention to ensure fire access - Dead ends require a fire vehicle turnaround when they exceed 150 feet. The turnaround is to be located at the end of the roadway or within 150 feet (45 720 mm) of the end of the roadway to limit the backing distance to a maximum of 150 feet (45 720 mm). Please refer to Table D103.4 of the 2021 International Fire Code for more guidance/requirements for dead-end fire apparatus access roads.

Attachments:
Plat

Replat

SCALE: 1"= 50'

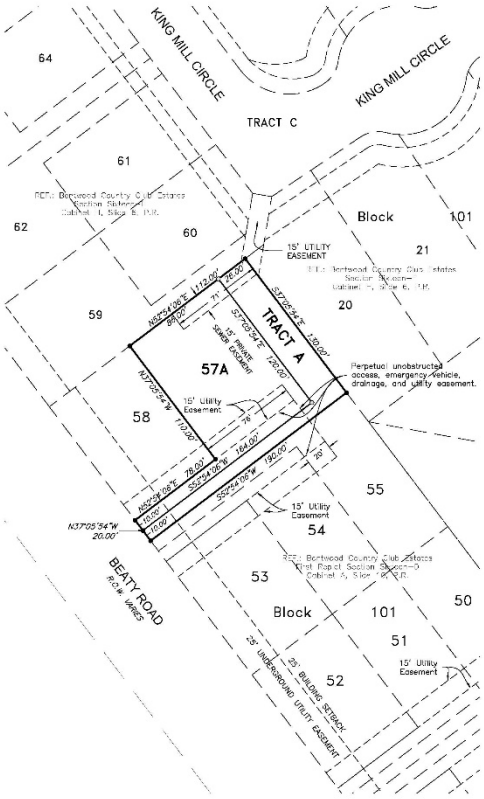
0 25 50 100

GRAPHIC SCALE : FEET

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

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

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

By: _____

BENTWOOD COUNTRY CLUB ESTATES

Second Replat of Section Sixteen-D

City of San Angelo, Tom Green County, Texas.

OWNERS/DEVELOPERS: Ken Schlaudt, Gerrit Dragt and Brandie Dragt

DESCRIPTION: Being 0.370 acres of land and being all of Lots 56 and 57, Block 101, Bentwood Country Club Estates First Replat of Section Sixteen-D according to the plat recorded in Cabinet A, Slide 10, Plat Records of Tom Green County, Texas

ACKNOWLEDGEMENT/DEDICATION
I, Ken Schlaudt, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

_____
Ken Schlaudt
Owner Lot 56

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

_____
Notary Public, State of Texas

ACKNOWLEDGEMENT/DEDICATION
I, Gerrit Dragt, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

_____
Gerrit Dragt
Owner Lot 57

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

_____
Notary Public, State of Texas

ACKNOWLEDGEMENT/DEDICATION
I, Brandie Dragt, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

_____
Brandie Dragt
Owner Lot 57

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

_____
Notary Public, State of Texas

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

Tract A is hereby dedicated as a Drainage Easement.

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

SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
786 SOUTH ABE STREET PHONE: 325.653.1230
SAN ANGELO, TEXAS 76903 FAX: 325.657.8180
Firm No. 10132400
www.skge.com

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

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

23-S-0902

STAFF REPORT – CP23-04 & Z23-11

Planning Commission: September 18, 2023
City Council 1st reading: October 17, 2023

APPLICATION TYPE:	CASE:
Comprehensive Plan Amendment and Rezoning	CP23-04 & Z23-11: 4415 Armstrong St (temporary address)

SYNOPSIS:

A request for a Comprehensive Plan Amendment from "Neighborhood" to "Neighborhood Center" and for a rezoning from Single-family Residential (RS-1) to Neighborhood Commercial (CN). The applicant would like to build commercial storage unit.

LOCATION:	LEGAL DESCRIPTION:
4415 Armstrong St	First Replat in Block 10 and Second Replat in Block 9 of JNO. Abe March Subdivision

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #2 – Tom Thompson Lakeview Neighborhood	RS-1 to CN	Neighborhood to Neighborhood Center	5.0 Acres

THOROUGHFARE PLAN:

Access to Armstrong St will require TXDOT approval

NOTIFICATIONS:

25 notifications mailed on August 30, 2023. We have received zero in support or in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning and comprehensive plan amendment.

PROPERTY OWNER/PETITIONER:

Owner: Gene Gully
Petitioner: Iron Horse of Lipan LLC

STAFF CONTACT:

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

Additional Information: The owner intends to build commercial storage units on the back lot. A conditional use will still be required after this zone change but staff feels Neighborhood Commercial would fit better around this residential area rather than General Commercial and will also allow conditions to be placed on the approval as part of the Conditional Use.

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The replat was just approved in August 2023. There is residential and ranch & estate all around. The vision plan has some neighborhood center to the south, campus/institutional to the west and neighborhood to the north, east and some in the 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 mostly single-family residence and ranch & estate.

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 commercial storage units will be beneficial to surrounding residential.

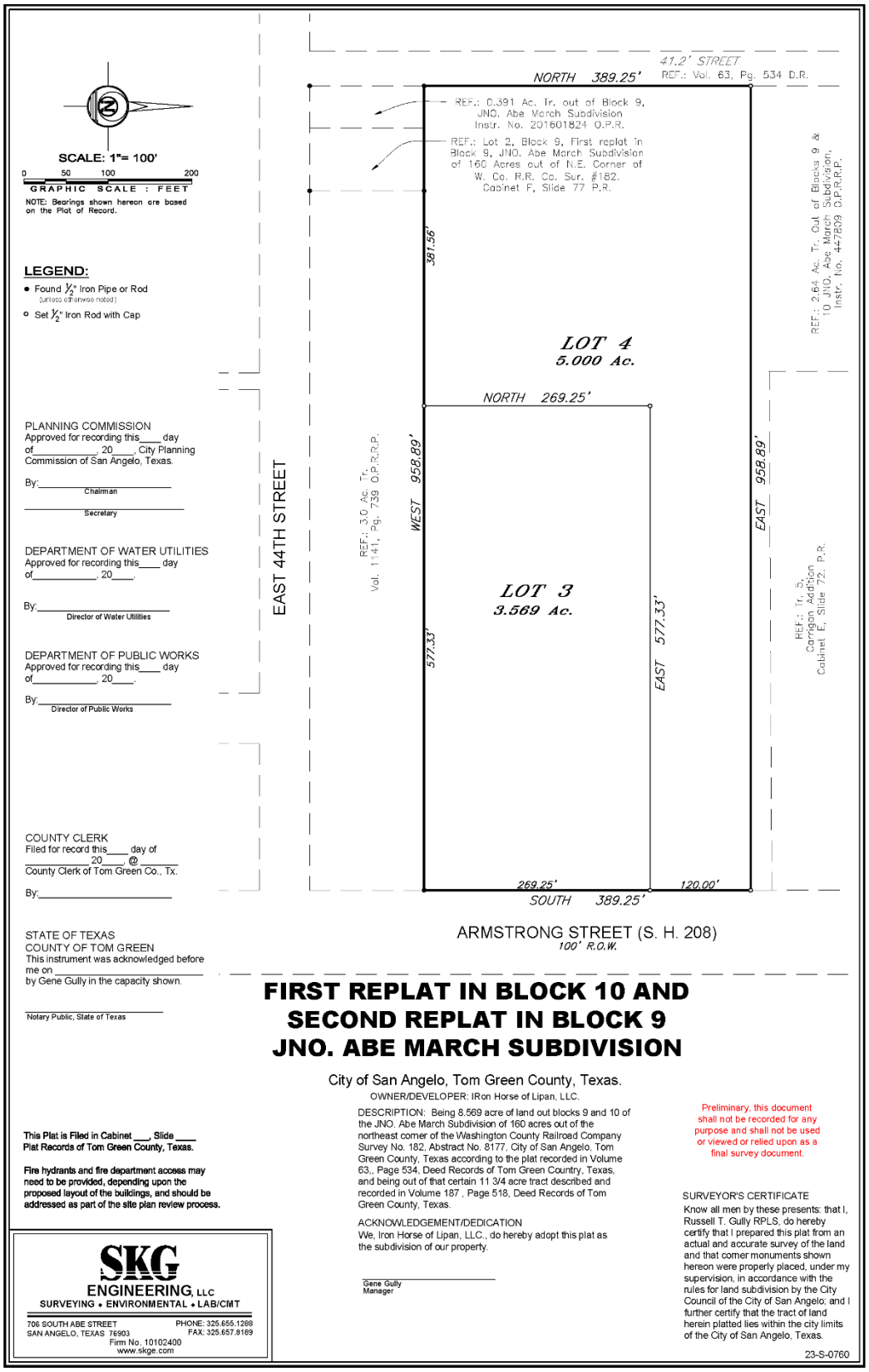
5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** There are no anticipated adverse effects on neighboring properties.

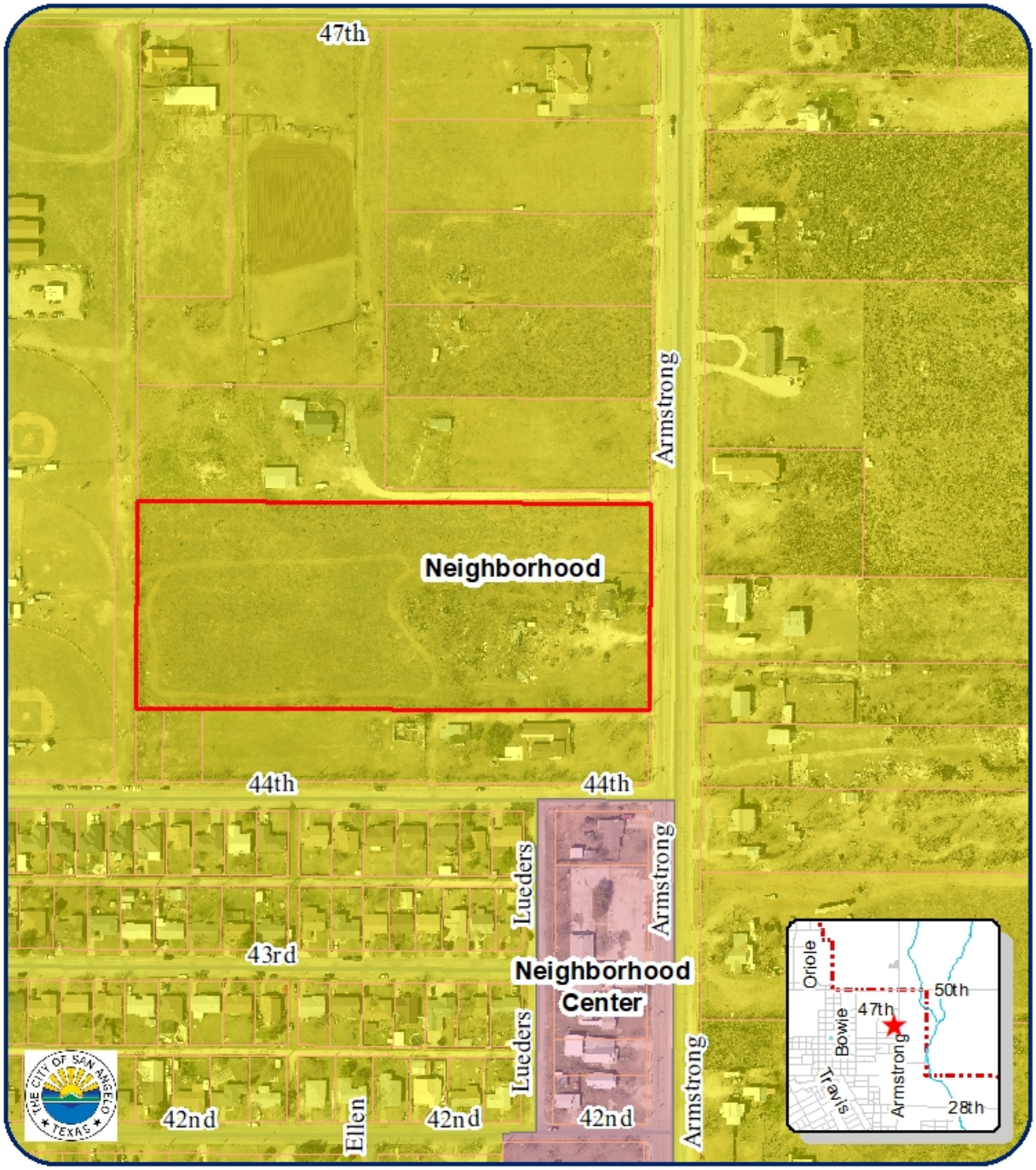
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes that this type of use has a history of success.

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 residentially to neighborhood commercially zoned areas.

Recommendations:
Staff recommends **APPROVAL** of the rezoning from RS-1 to CN and **APPROVAL** of a Comprehensive Plan amendment from “Neighborhood” to “Neighborhood Center”.

Attachments:
Approved Plat
Future Land Use – Vision Plan
Zoning Map
Notice Map

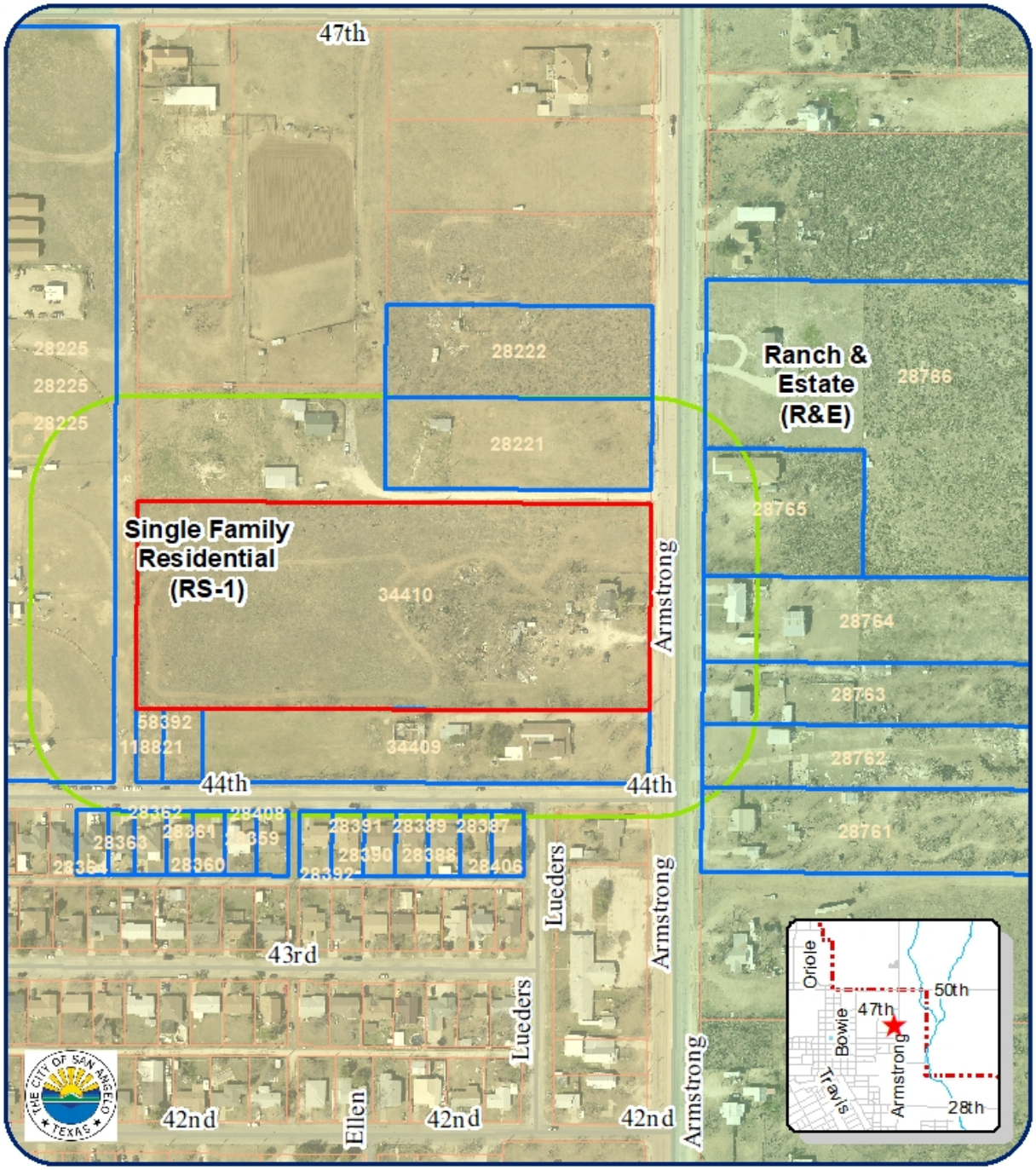

SCALE: 1"= 100'
0 50 100 200
GRAPHIC SCALE : FEET
NOTE: Bearings shown hereon are based on the Plat of Record.
LEGEND:
Found ½" Iron Pipe or Rod (unless otherwise noted)
Set ½" Iron Rod with Cap
41.2' STREET
REF.: Vol. 63, Pg. 534 D.R.
NORTH 389.25'
REF.: 0.391 Ac. Tr. out of Block 9, JNO. Abe March Subdivision Instr. No. 201601824 O.P.R.
REF.: Lot 2, Block 9, First replat in Block 9, JNO. Abe March Subdivision of 160 Acres out of N.E. Corner of W. Co. R.R. Co. Sur. #182. Cabinet F, Slide 77 P.R.
REF.: 2.64 Ac. Tr. Out of Blocks 9 & 10 JNO. Abe March Subdivision, Instr. No. 44-7609 O.P.R.R.P.
381.56'
LOT 4
5.000 Ac.
NORTH 269.25'
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
EAST 44TH STREET
REF.: 3.0 Ac. Tr. Vol. 1141, Pg. 739 O.P.R.R.P.
WEST 958.89'
EAST 958.89'
LOT 3
3.569 Ac.
577.33'
EAST 577.33'
REF.: Tr. 5, Carrigan Addition Cabinet E, Slide 72 P.R.
COUNTY CLERK
Filed for record this____ day of _____ 20____ @ _____
County Clerk of Tom Green Co., Tx.
By:_____
269.25'
120.00'
SOUTH 389.25'
ARMSTRONG STREET (S. H. 208)
100' R.O.W.
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by Gene Gully in the capacity shown.
_____
Notary Public, State of Texas
FIRST REPLAT IN BLOCK 10 AND
SECOND REPLAT IN BLOCK 9
JNO. ABE MARCH SUBDIVISION
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: IRon Horse of Lipan, LLC.
DESCRIPTION: Being 8.569 acre of land out blocks 9 and 10 of the JNO. Abe March Subdivision of 160 acres out of the northeast corner of the Washington County Railroad Company Survey No. 182, Abstract No. 8177, City of San Angelo, Tom Green County, Texas according to the plat recorded in Volume 63,, Page 534, Deed Records of Tom Green Country, Texas, and being out of that certain 11 3/4 acre tract described and recorded in Volume 187 , Page 518, Deed Records of Tom Green County, Texas.
ACKNOWLEDGEMENT/DEDICATION
We, Iron Horse of Lipan, LLC., do hereby adopt this plat as the subdivision of our property.
_____
Gene Gully
Manager
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-0760
This Plat is Filed in Cabinet ___, Slide ____ Plat Records of Tom Green County, Texas.
Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.
SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com



Vision Plan Map
Z23-11 & CP23-04 4401 Armstrong
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:

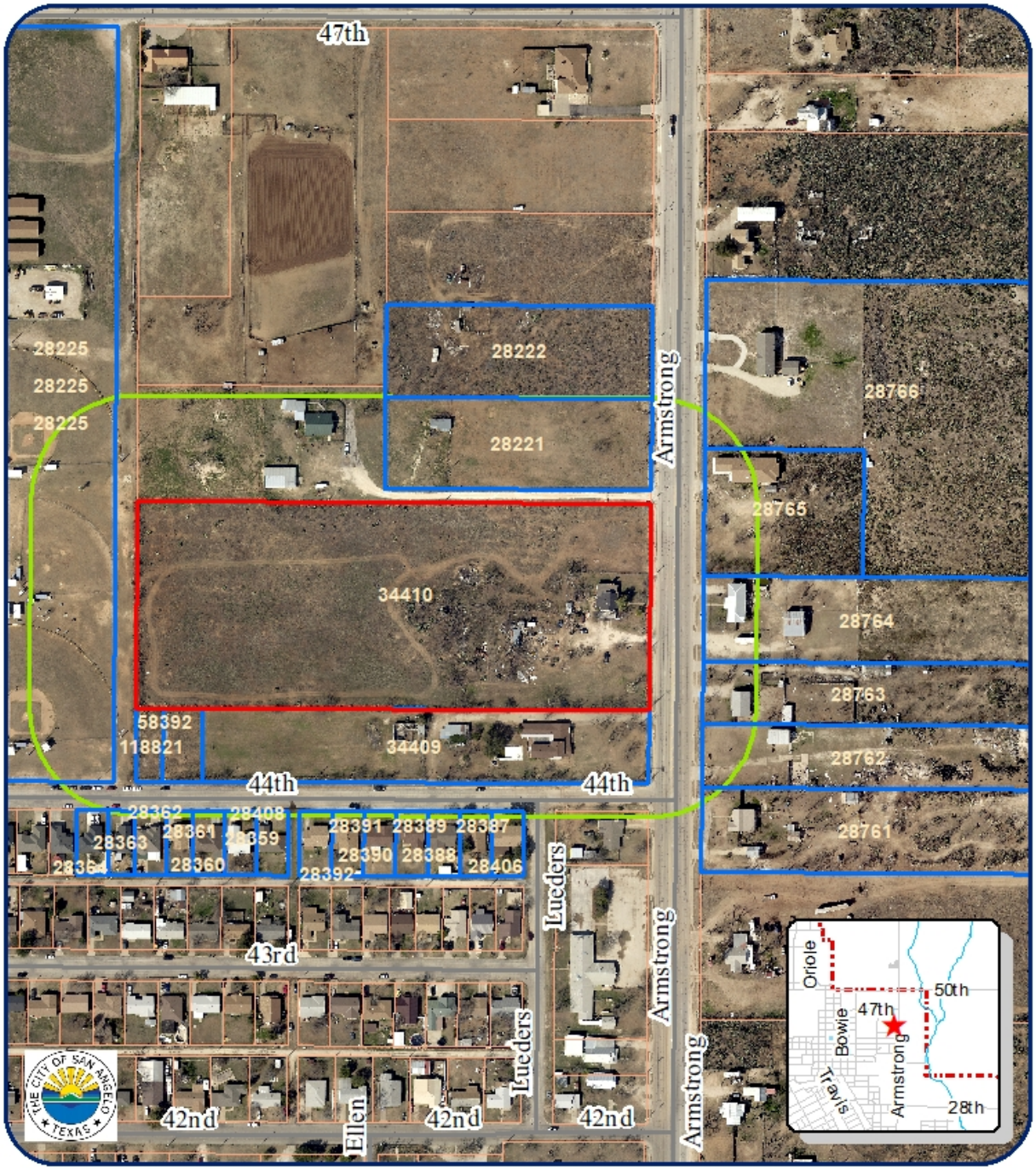
N



Zoning Map
Z23-11 & CP23-04 4401 Armstrong
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



200' Notification Map
Z23-11 & CP23-04 4401 Armstrong
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

STAFF REPORT - Z23-12

City Council 1st reading: October 17, 2023
City Council 2nd reading: November 7, 2023

APPLICATION TYPE:	CASES:
Rezoning	Z23-12: Loop 306 & Foster Road

SYNOPSIS:

The representative for the owner has submitted a request for a rezoning from Ranch & Estate (R&E) to General Commercial (CG) along the northern portion of the property, 10.814 acres, and to Low-Rise Multi-family (RM-1) over the remaining 18.046 acres. In this area, there is a mix of commercial uses, businesses and single-family homes, with Ranch & Estate across Foster Road. The proposal is in keeping with the Future Land Use Plan for the area since it shows Neighborhood Center and Neighborhood as the intended uses. With multi-family proposed the General Commercial could easily supply the commercial needs for both the Loop traffic and the higher density residential development.

LOCATION:	LEGAL DESCRIPTION:
Southwest of the intersection of Loop 306 and Foster Road	28.860 acres out of C. Berberich Survey No. 177 Abstract No. 52, Tom Green County, TX

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
FUTURE: SMD #1 – Tommy Hiebert Country Club Neighborhood	Existing - None Proposed: CG & RM-1	Commercial/Multi-family	RM-1-18.046 CG -10.814

NOTIFICATIONS:

12 notifications for Z23-12 were mailed within a 200-foot radius on August 30, 2023. No responses in favor or against have been received.

STAFF RECOMMENDATION:

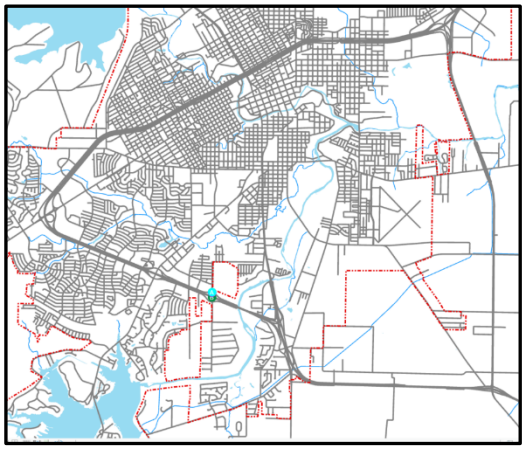
Staff recommends **APPROVAL** of a rezoning from the Ranch & Estate (R&E) to General Commercial (CG) for the northern 10.814 acres and Low Rise Residential (RM-1) for the 18.046 acres

PROPERTY OWNER/PETITIONER:

Applicants:
HBB Investment Co. LLC & La Vista Grand Investments LLC
Representative:
Russell Gulley - SKG

STAFF CONTACT:

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



Additional Information: Over the past few years there have been many discussions about annexing this property into the city and the best use of the property. With the development of the new sewer line extension through this area it has opened up the area for development. This Foster Road area will continue to grow along this Minor Arterial, which will carry the traffic from this developing area of the city.

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The Comprehensive Plan identifies this area as Commercial and Neighborhood. Given the existing mix of uses, the proposal is in keeping with that use.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The proposed rezoning will not conflict with the Zoning Ordinance.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** As noted above, the properties in this area are a mix of uses. In surveying the area, the one thing that all uses have in common is they are all indicative of a growing and developing area. As such, they complement the area and the various uses.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area is constantly changing. That is part of what keeps it a vital alive area.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** There are no anticipated adverse effects on neighboring properties.

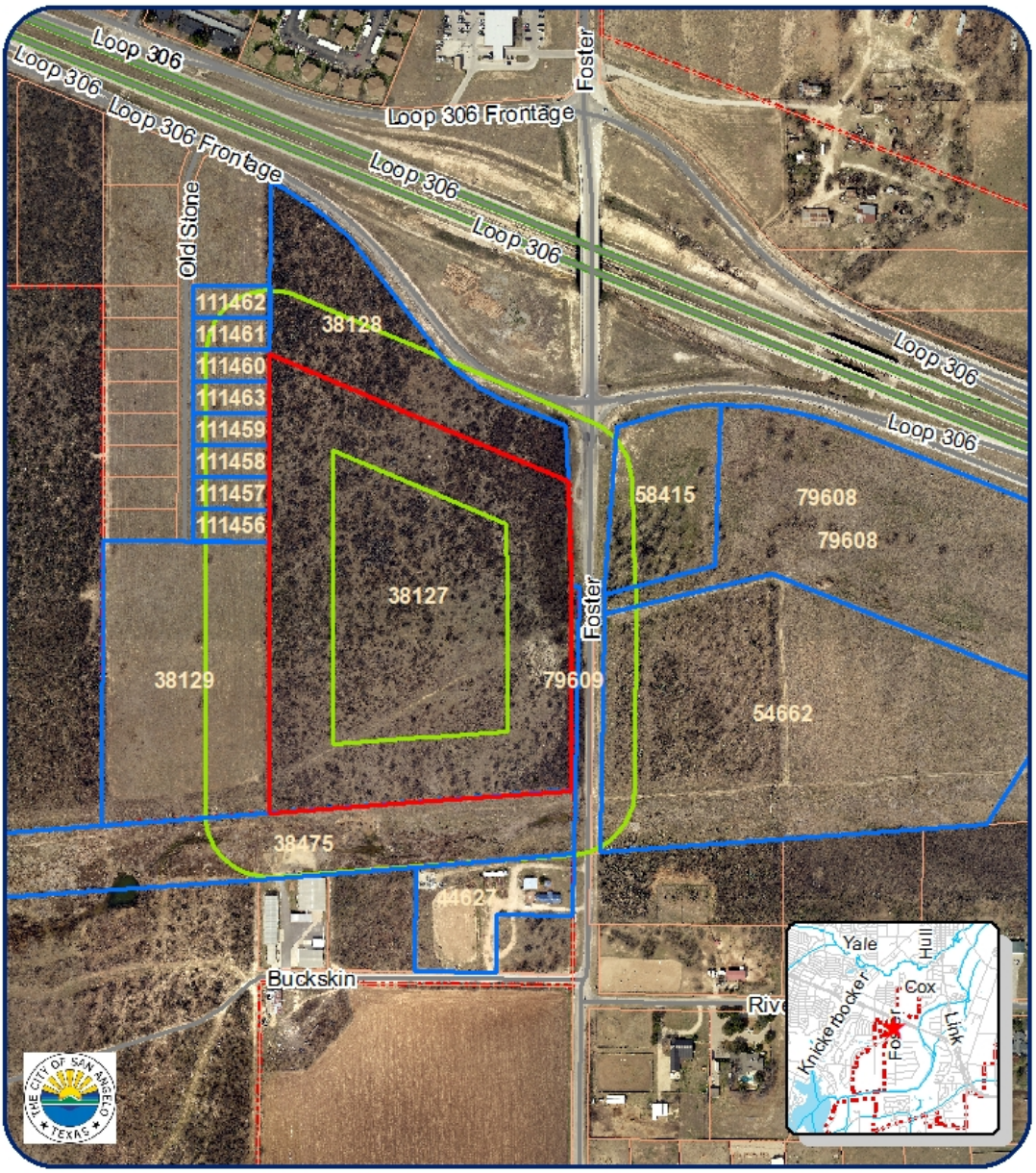
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes that this type of use has a history of success. Quick, concise, meeting multiple needs in one place seems to be filling a need. This project is consistent with that business type.

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The property in question is well suited for the proposed project and will meet the development needs.

Recommendation:
Staff recommends **APPROVAL** of a rezoning from the Ranch & Estate to General Commercial (CG) for the northern portion of the property (10.814 acres) and to Low Rise Multi-family (RM-1) 18.046 acres for the remaining property.

Attachments:

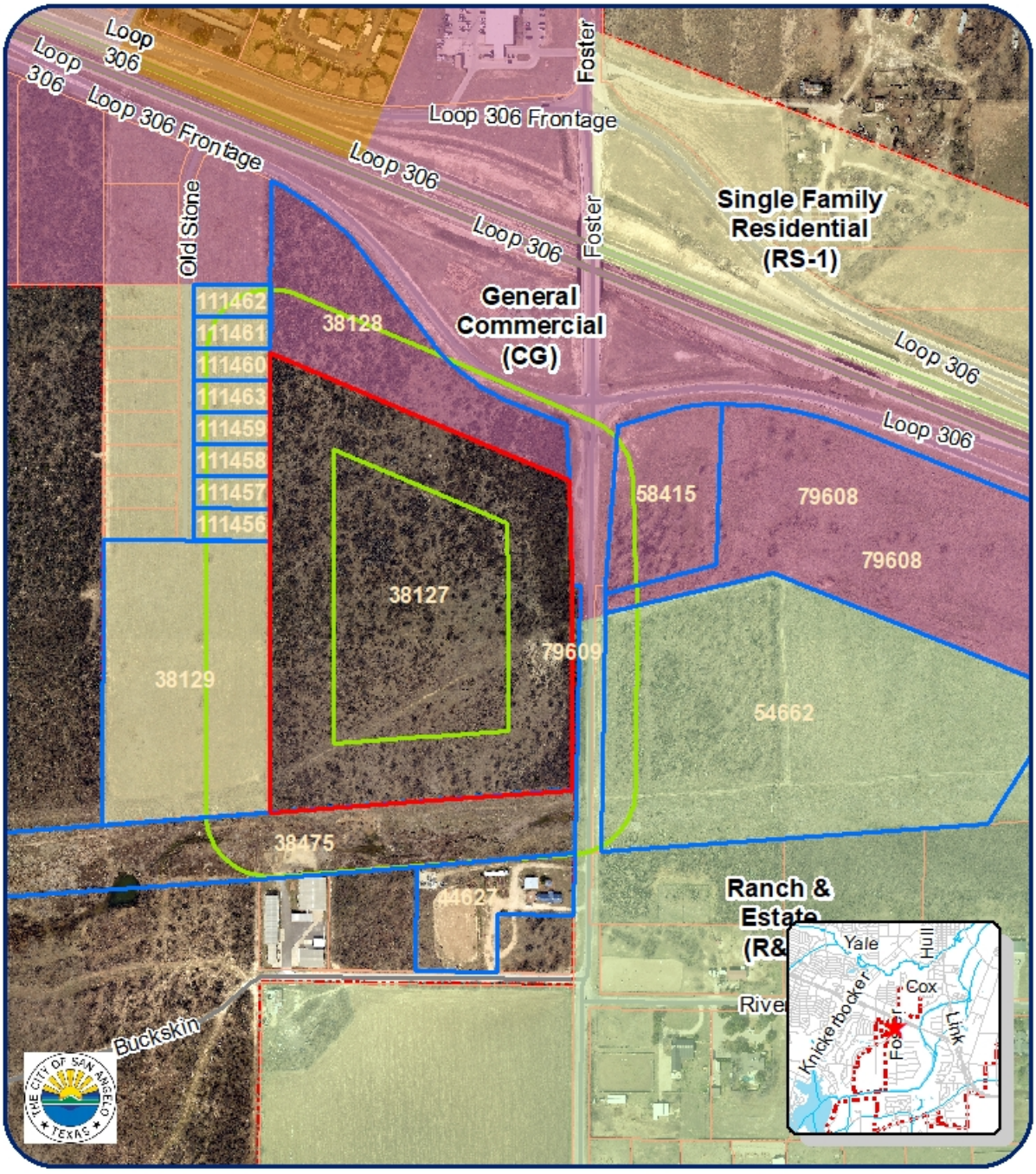
Site Photos
Aerial/Notification Map
Zoning Map
Future Land Use Map



200' Notification Map
Z23-12 Loop 306 and Foster Rd
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:
200' Buffer:
Notified Properties:

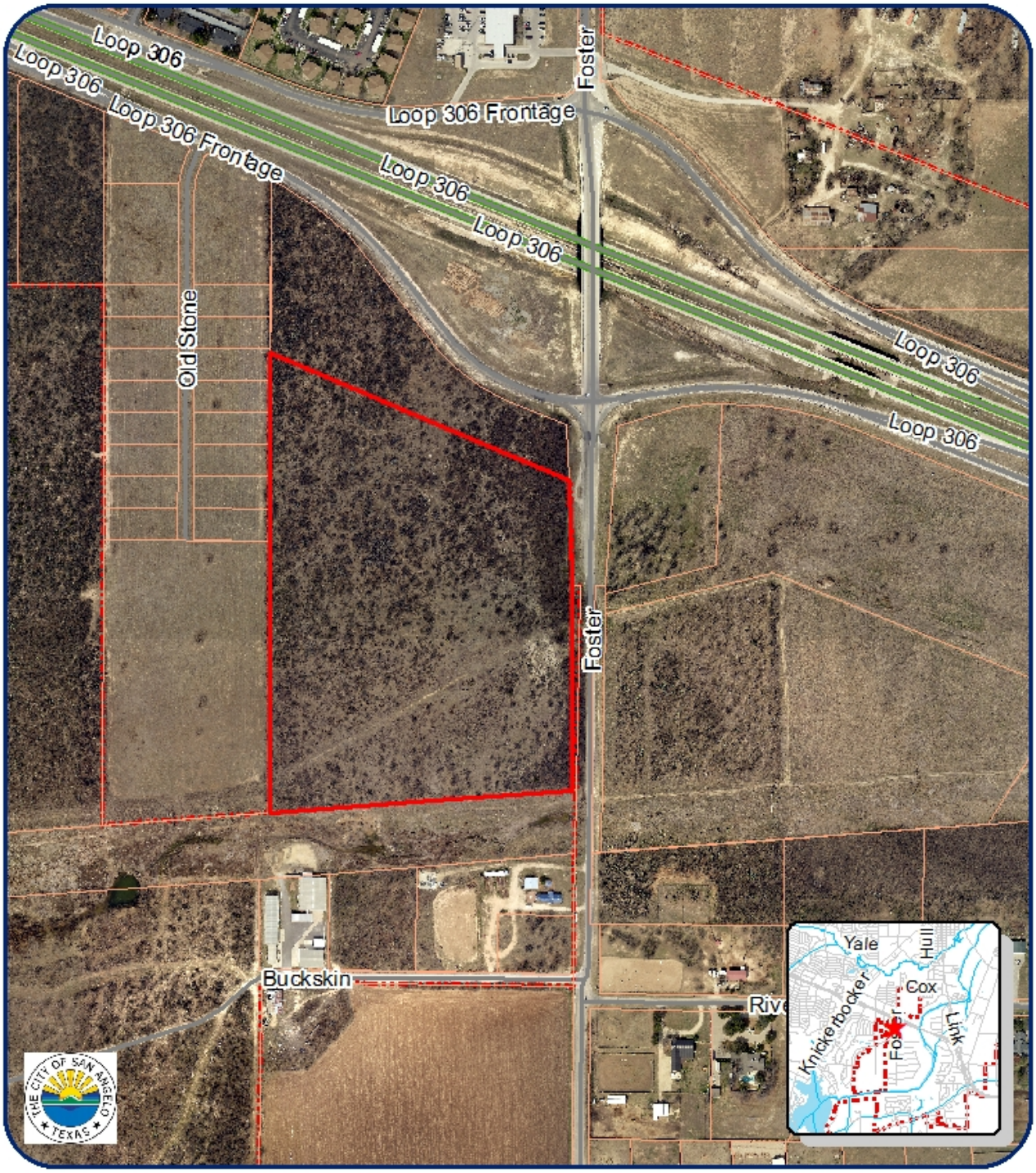
N



Zoning Map
Z23-12 Loop 306 and Foster Rd
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:
200' Buffer:
Notified Properties:

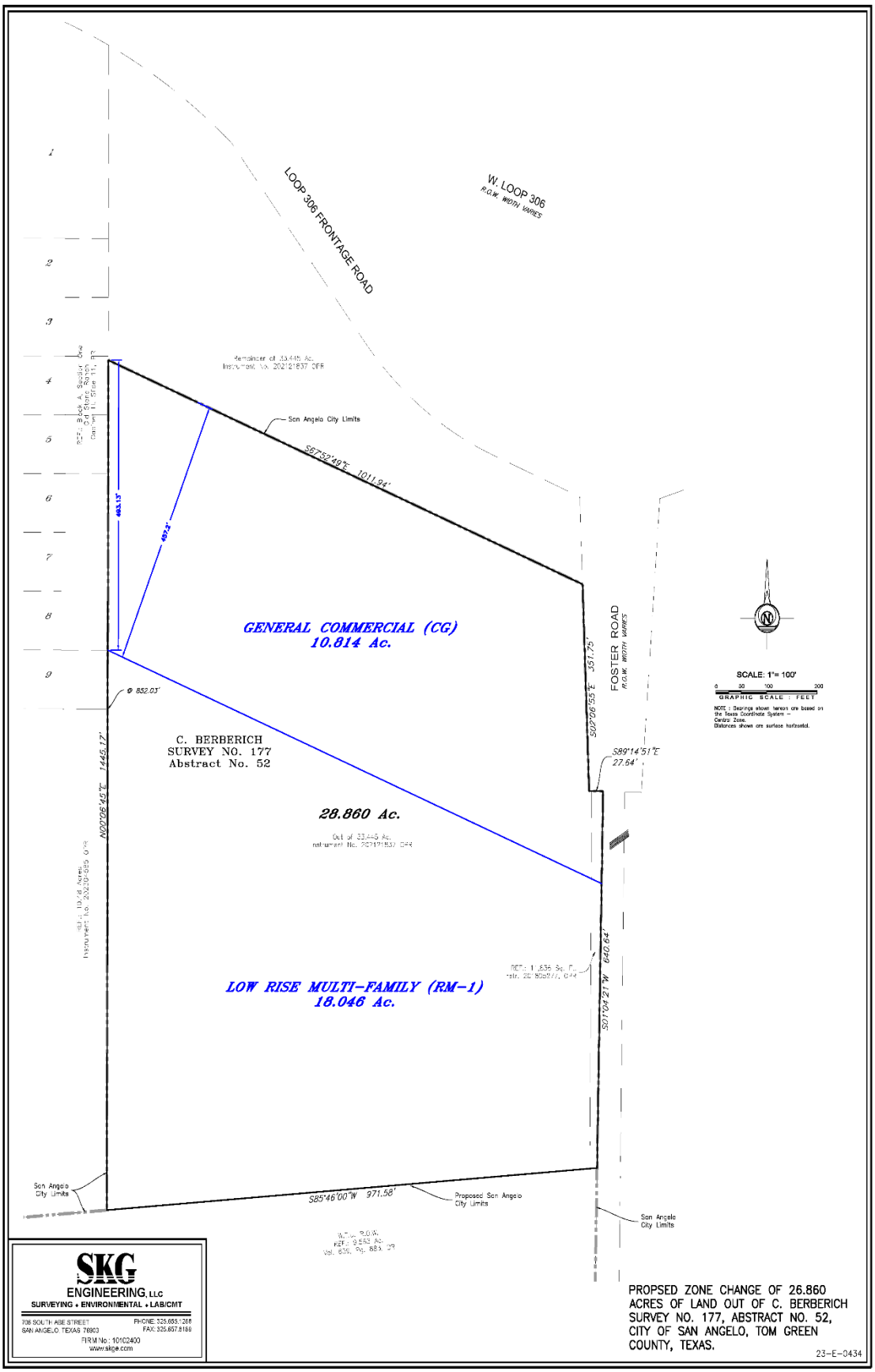
N



Aerial Map
Z23-12 Loop 306 and Foster Rd
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N


LOOP 306 FRONTAGE ROAD
W. LOOP 306
R.O.W. WIDTH VARIES
Remainder of 33.445 Ac.
Instrument No. 202212837 OPR
San Angelo City Limits
S67°52'49"E 1011.94'
GENERAL COMMERCIAL (CG)
10.814 Ac.
FOSTER ROAD
R.O.W. WIDTH VARIES
S0°06'55"E 351.75'
S89°14'51"E
27.64'
SCALE: 1"= 100'
GRAPHIC SCALE : FEET
NOTE : Bearings shown hereon are based on the Texas Coordinate System – Central Zone.
Distances shown are surface horizontal.
C. BERBERICH
SURVEY NO. 177
Abstract No. 52
28.860 Ac.
N0°06'45"E 1445.17'
LOW RISE MULTI-FAMILY (RM-1)
18.046 Ac.
S01°04'21"W 640.64'
San Angelo City Limits
S85°46'00"W 971.58'
Proposed San Angelo City Limits
San Angelo City Limits
SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
708 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE 325.655.1288
FAX 325.657.8188
FIRM No.: 10102400
www.skge.com
PROPSED ZONE CHANGE OF 26.860 ACRES OF LAND OUT OF C. BERBERICH SURVEY NO. 177, ABSTRACT NO. 52, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS.
23-E-0434

MEMO

Meeting Date: September 18. 2023

To: Planning Commission

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

Request: Discussion and action on CP23-02 and PD23-06
19.705 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. At the August meeting the Planning Commission requested that staff expand the area to include the area from the Y at Chadbourne and Coliseum to about one block either side of Coliseum. That area includes where the Strips is located.

Notification: 96 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. In the expanded notice area we had comments from 4 in support and none 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. The area south of E. 40th Street and E. 41 Street and east of Coliseum is still basically residential with some homes becoming rental homes and only three areas converting to a more commercial use without a change of us with the City. In those areas if major damage occurred they would only be allowed to rebuild as a residential use without rezoning. Two lots along Coliseum Drive have rezoned and developed commercially years ago. Both are service uses. Left of Coliseum there was a change to General Commercial/Heavy Commercial (CG/CH) in 2003 which has had a major impact on the area. We would recommend including this area in the Planned Development and reference their specific use as allowed for just their location and use.

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.

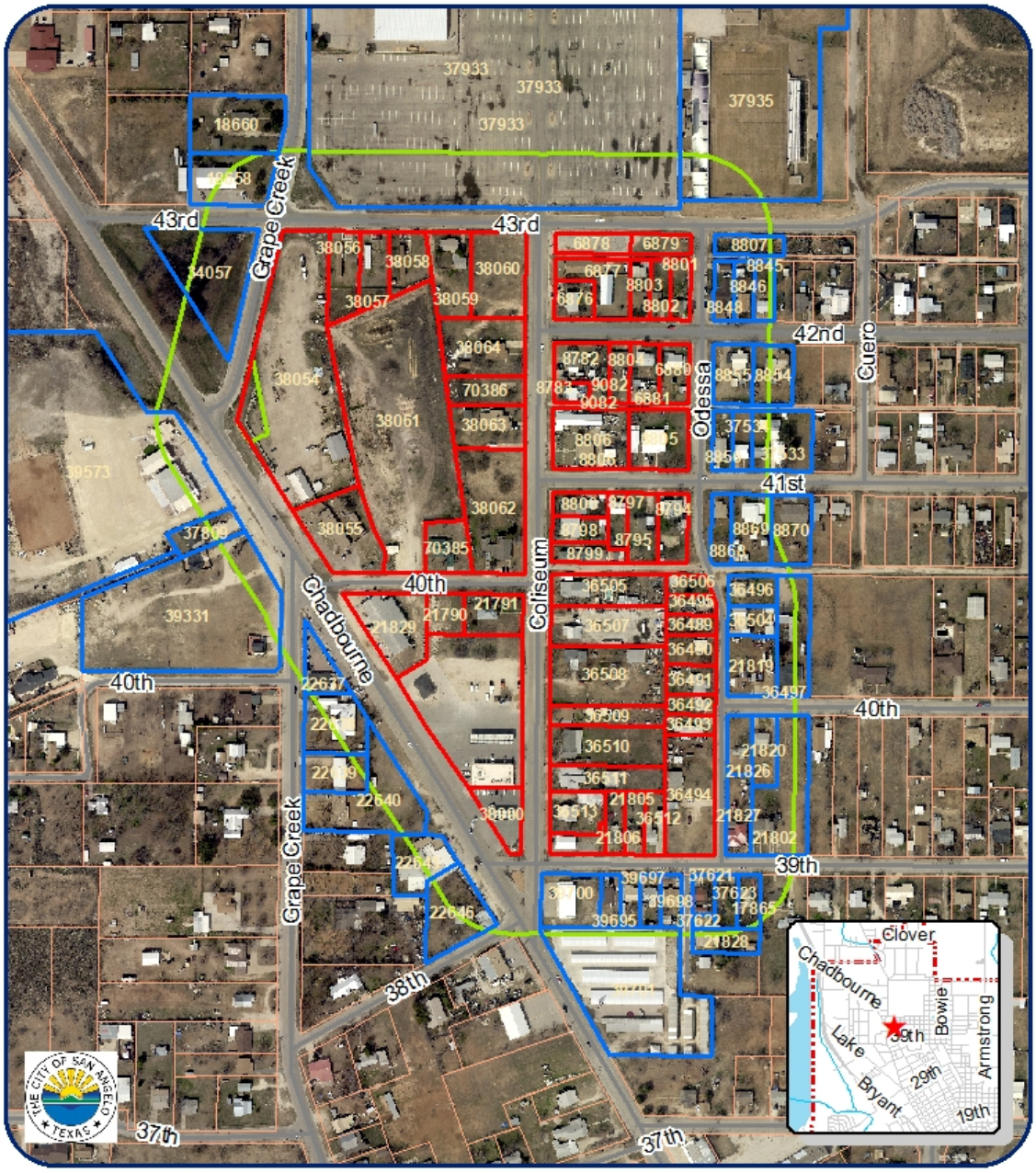
2. Consider the west side of Coliseum Drive and the more likely growth area for neighborhood commercial moving into general commercial. Set the expectations for landscaping, access, parking, lighting, and a more limited front setback that would encourage walking with parking in the rear of the smaller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



200' Notification Map
CP23-02 & PD23-04 E 39th to E 43rd

Council District: #2 Tom Thompson
Neighborhood: Lakeview
Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

MEMO

Meeting Date: Airport PD97-07, 2023 amendment

To: Planning Commission

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

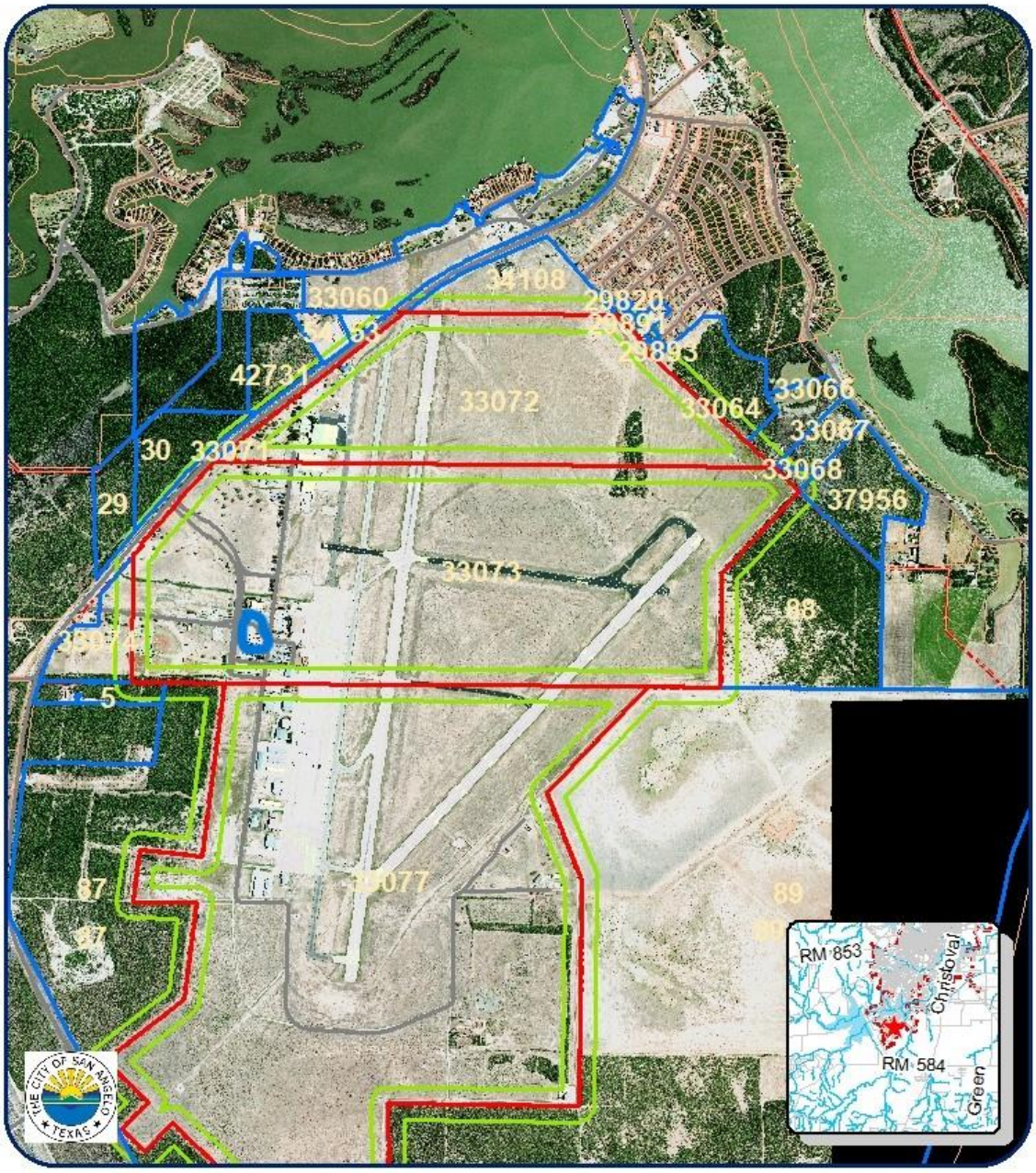
Request: Discussion and action on an amendment to the concept plan for PD97-07

Background: The City Council adopted the original Master Plan for the Airport in 1997-98. There was an update to the Master Plan in 2020 and a recent amendment to the Master Plan. The addition of this proposed Training Facility is in a location that does not have a proposed use on the Master Plan. Discussions with the University have been ongoing and are now coming to fruition with this facility. Amending the Master Plan to provide for the use and location is a step in the process.

Notification: 10 notices were mailed out to property owners within 200 feet of the airport.
To date there have been no responses either for or against.

Information: The proposed lot size is 300' by 459' or 137,700 square feet. The intended use of the building is as an aviation program training facility - 14,500 square foot building with classrooms, assembly use, offices, flight simulators, conference rooms and other auxiliary spaces. The proposed facility is compatible with the Comprehensive Vision Plan for College/University Campus. It will meet the first listed goal to improve the physical relationship between the institution (ASU) and the adjacent context, San Angelo Regional Airport. It will improve the standing of both ASU and the Airport as central features of the community as a whole. It will also meet the third listed goal of increasing redevelopment opportunities by better utilizing the existing parcel and providing increased services and amenities. The proposed facility will be used to train ASU students to become commercial pilots. That use is compatible with existing and proposed uses surrounding the subject land (San Angelo Regional Airport) and is the appropriate zoning district for the land. Drainage is an issue in this area and the site will provide detention or a retention pond that meets the City's stormwater criteria. Vegetation on the site will be minimized due to aviation restrictions on wildlife attraction vegetation. The University believes that this facility will help to elevate the standing and reputation of Angelo State University. That will have a downstream effect of enhancing the reputation of San Angelo, and help to attract quality students, residents, and businesses to our community.

Recommendations: Staff is recommending approval of the amendment to the Airport Master Plan as approved PD97-07 and amended 2020, to modify the plan to provide for the Training and Educational facility for Angelo State University at 8450 Hangar Road.

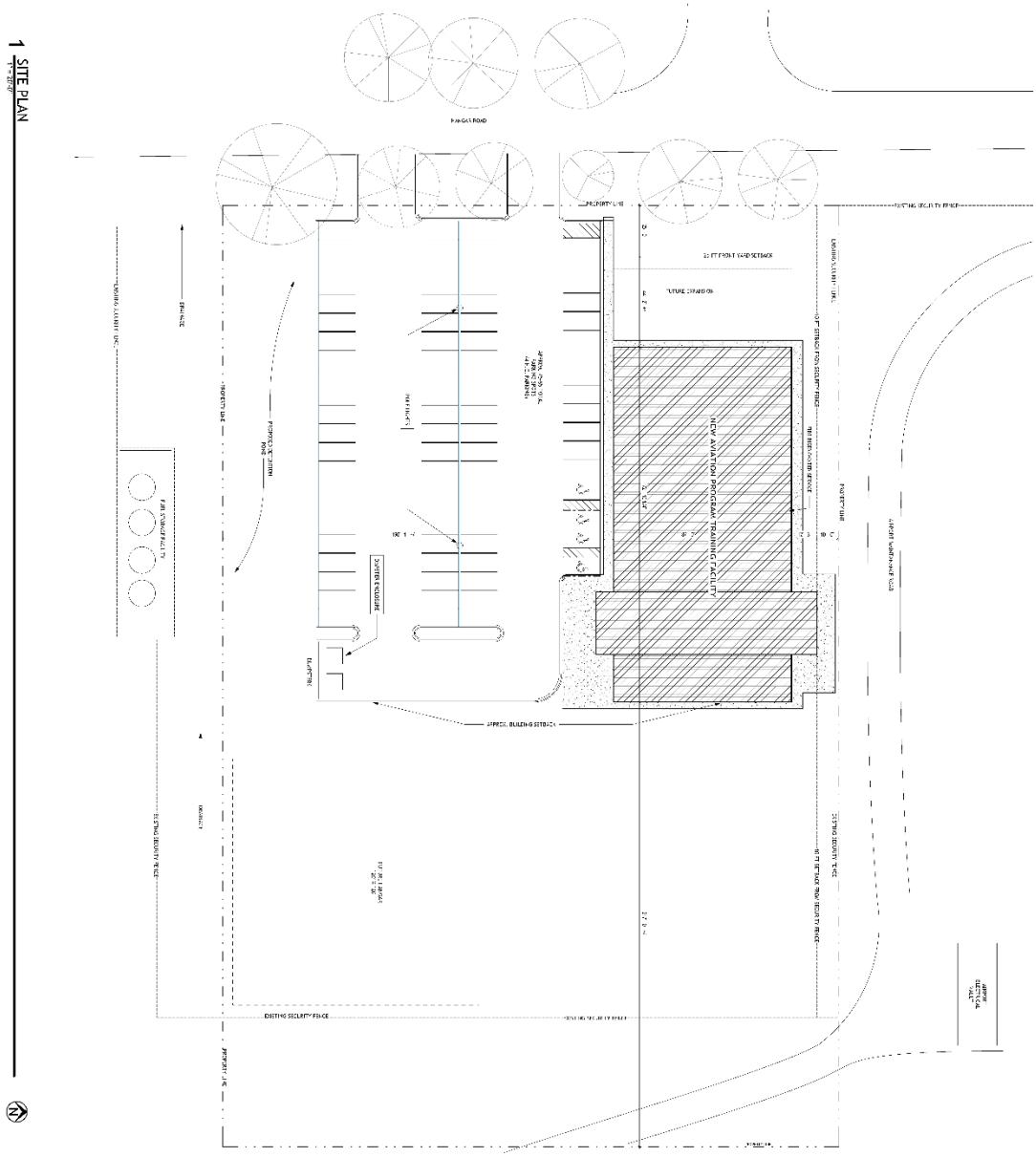


200' Notification Map
PD97-07 Airport ASU Amendment

Council District: #1 Tommy Hiebert
Neighborhood: Airport
Scale: 0 0.075 0.15 0.3 0.45 0.6 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



1 SITE PLAN
1" = 20'-0"

STAGE 1 SCHEMATIC DESIGN SET. NOT FOR PERMIT OR CONSTRUCTION

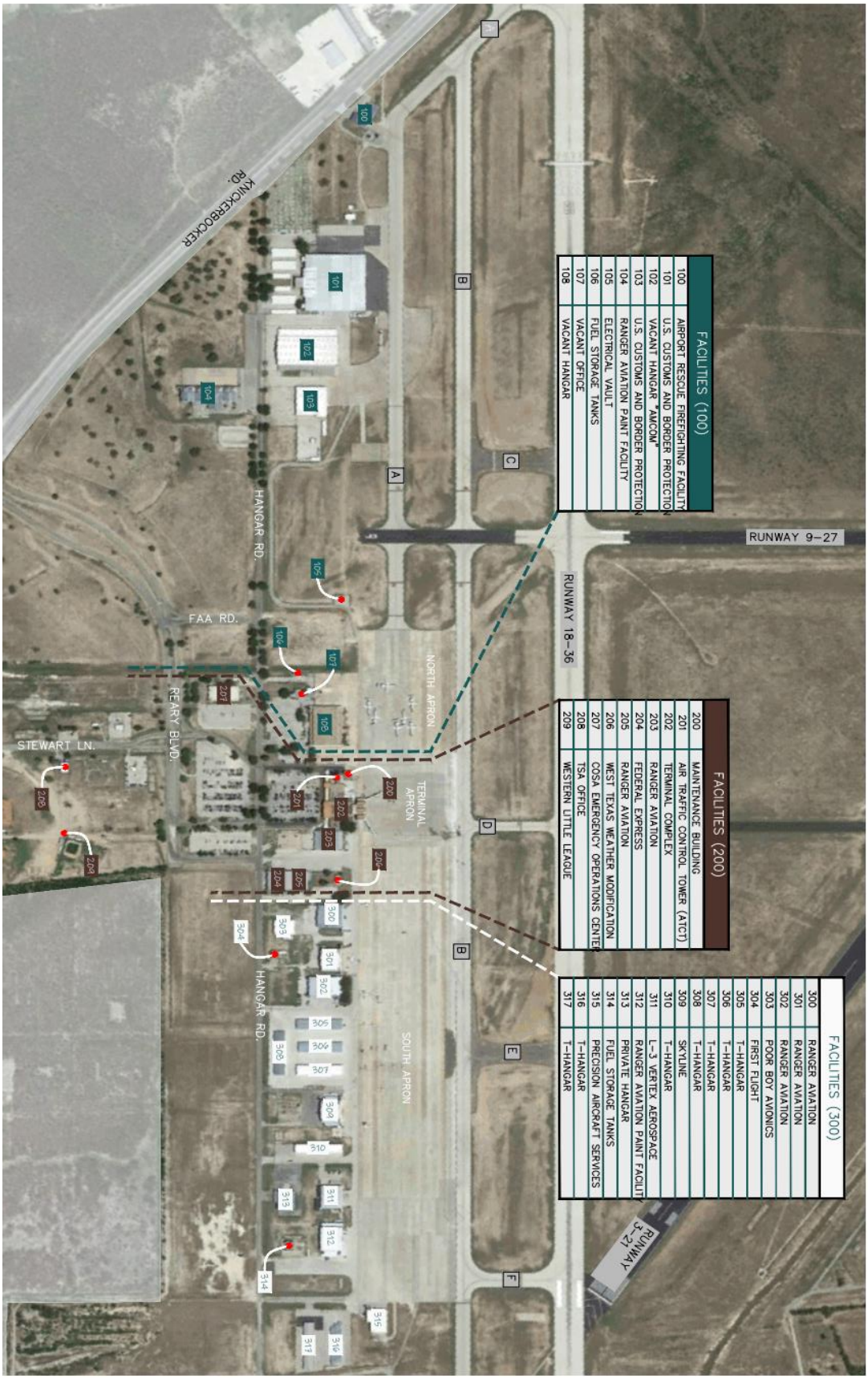
A1.01

AVIATION PROGRAM TRAINING FACILITY
ANGELO STATE UNIVERSITY
TEXAS TECH UNIVERSITY SYSTEM

KFW ARCHITECTS, AIA
378 W. CONCHO AVE
SAN ANGELO, TX 76903
325.653.2900

LEAP! STRUCTURES
STRUCTURAL ENGINEER
CENTURION PLANNING & DESIGN
CIVIL ENGINEER
CHAMBERS ENGINEERING
MEP ENGINEER

Drawn By
Checked By


FACILITIES (100)
100 AIRPORT RESCUE FIREFIGHTING FACILITY
101 U.S. CUSTOMS AND BORDER PROTECTION
102 VACANT HANGAR "AMCOM"
103 U.S. CUSTOMS AND BORDER PROTECTION
104 RANGER AVIATION PAINT FACILITY
105 ELECTRICAL VAULT
106 FUEL STORAGE TANKS
107 VACANT OFFICE
108 VACANT HANGAR
FACILITIES (200)
200 MAINTENANCE BUILDING
201 AIR TRAFFIC CONTROL TOWER (ATCT)
202 TERMINAL COMPLEX
203 RANGER AVIATION
204 FEDERAL EXPRESS
205 RANGER AVIATION
206 WEST TEXAS WEATHER MODIFICATION
207 COSA EMERGENCY OPERATIONS CENTER
208 TSA OFFICE
209 WESTERN LITTLE LEAGUE
FACILITIES (300)
300 RANGER AVIATION
301 RANGER AVIATION
302 RANGER AVIATION
303 POOR BOY AVIONICS
304 FIRST FLIGHT
305 T-HANGAR
306 T-HANGAR
307 T-HANGAR
308 T-HANGAR
309 SKYLINE
310 T-HANGAR
311 L-3 VERTEX AEROSPACE
312 RANGER AVIATION PAINT FACILITY
313 PRIVATE HANGAR
314 FUEL STORAGE TANKS
315 PRECISION AIRCRAFT SERVICES
316 T-HANGAR
317 T-HANGAR
RUNWAY 9-27
RUNWAY 18-36
RUNWAY 3-21
NORTH APRON
TERMINAL APRON
SOUTH APRON
HANGAR RD.
FAA RD.
REARY BLVD.
STEWART LN.
KMICKERBOCKER RD.

MEMO

Meeting Date: September 18, 2023

To: Planning Commission

From: Aaron Vannoy
Assistant Director Planning and Development Services, City of San Angelo

Request: Discussion and action on **CU23-41 2274 Joy Rd.** - Short-Term Rental request

Background: 2274 Joy Rd. is located in the Nasworthy neighborhood with Single Family Zoning (RS-1) and in City Council District 1, Tommy Hiebert. No other properties along Joy Rd have applied for a conditional use to become a Short-term Rental since 2017.

Notification: 8 notices were mailed out to property owners within the 200 feet. To date we have received 3 responses in opposition and one in support. These are included at the end of this memo.

Information: This property does not currently have adequate paved parking; however, there is space available for paved parking, which will be a condition of approval. The lot is the smallest along Joy Rd, but still exceeds the minimum lot size for RS-1 zoning, being 56' wide and 152' in depth. The house on the property to the north at 2278 Joy Rd is located 127' from their front property line of the subject property. The back yard begins at 100' from the front of the property (see attached map). The designated local operator (Tim White) resides at 2917 Bluebonnet in San Angelo.

Planning Commission Requested Action:

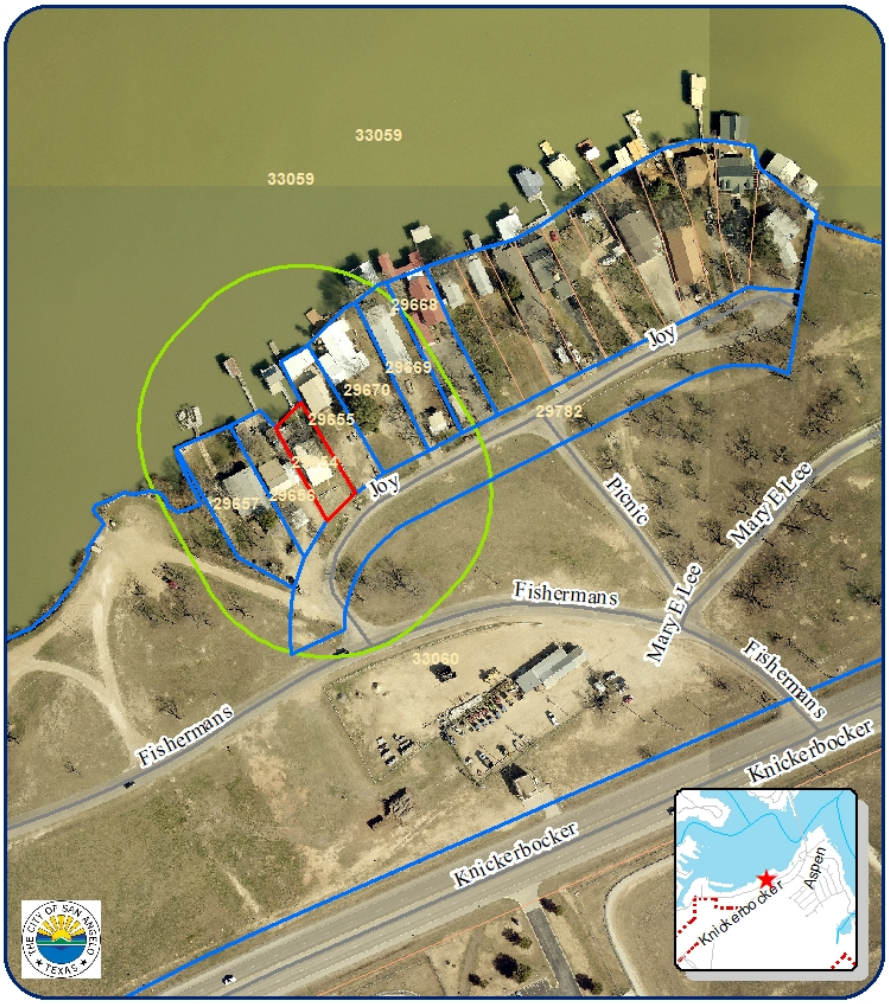
Staff recommends the **APPROVAL** of the request for Conditional Use to allow the property at **2274 Joy Rd** to operate as a Short-Term Rental **with three conditions of approval.**

- Create and maintain 2 paved off-street parking spaces
- Obtain a change of occupancy from Permits & Inspections
- Obtain a fire inspection annually

This approval is good for one year. A renewal request will need to be submitted by the August deadline for consideration at the September 2024 Commission meeting.

2274 Joy Rd Site

Notification Map

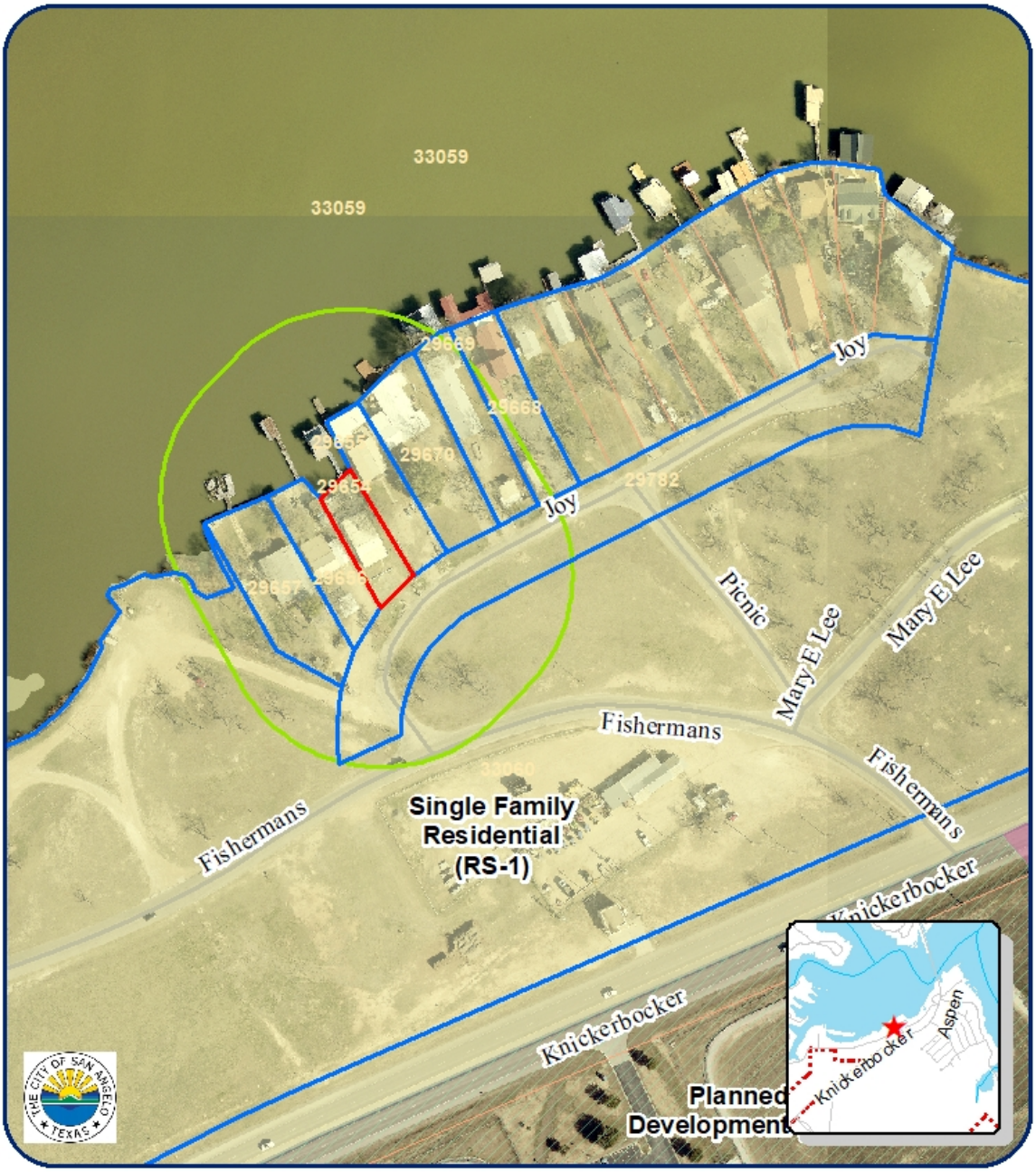


200' Notification Map
CU23-41 2274 Joy Rd
Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy
Scale: 0 0.0075 0.015 0.03 0.045 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Zoning Map



Zoning Map
CU23-41 2274 Joy 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

2274 Joy Rd – Distance from Front Property Line

2274 Joy Rd - STR

9/8/2023, 12:56:19 PM

Parcels

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

COSA GIS Division

ArcGIS Web AppBuilder

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

CASE #: CU23-41

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: HARPER WILLIAM R & DELILAH L
Parcel I.D.: 29669
Address: 6624 PINEHURST DR

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

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: Ray Harper

Re: Case No. CU23-41 Operator: Shelby N. Monty. 325-315-8961 Request for Approval of a Short-term Rental Conditional Use at 2274 Joy Road, San Angelo, Tx. Loretta and I own the home at 2250 Joy Road, and we are highly opposed to the granting of a Short-term Rental Conditional Use at 2774 Joy Road, just down the road from our home. Joy Road is the only street in this little neighborhood. It is comprised of 99% owner-occupied homes. The granting of this permit would create a property that is totally out-of-step with this small family neighborhood, and would most definitely have a negative effect of our quality of life and on our property values. This is not a partying neighborhood, and a short-term rental would not be welcomed on Joy Road. I urge you to deny this application, in order to continue to maintain Joy Road a quiet family street that we can all enjoy. Approval of a Short-Term Rental Conditional Use permit would mean the likelihood of loud parties at all hours of the night, possibly seven nights a week. It would be totally out of character for the small family homes that comprise Joy Road. I plead with you to deny this application!!!!!

Respectfully submitted, Jerry & Loretta Lancaster Parcel I.D. 29668

I am opposed to the short term rental. I do not want this on our street.

Ronald & Beverly Rose

2270 Joy Rd

San Angelo, Texas 76904

Wildliferenditions@yahoo.com

325-245-5574

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

LANCASTER JERRY & LORETTA
1003 WOODLAND PARK AVE
MIDLAND, TX 79705-1909

NOTICE OF PUBLIC HEARING

RE: CU23-41 **08/30/2023**

On **Monday, September 18, 2023,** during a meeting scheduled at **9:00 AM**, the Planning Commission for the City of San Angelo will hold a public hearing on the request described below. The meeting will be held in the **East Mezzanine of City Hall, 72 W College Avenue**, to approve or deny **a request for approval of a Short-Term Rental Conditional Use at 2274 Joy Road,** San Angelo, Tom Green County, Texas.

Operator: Shelby N. Monty 325-315-8961

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

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

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

CASE #: CU23-41
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: LANCASTER JERRY & LORETTA
Parcel I.D.: 29668
Address: 1003 WOODLAND PARK AVE

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

Email: planning@cosatx.us

I am in favor ☐ I am opposed ☑

Additional Comments:

Signature: Jerry Lancaster
Loretta Lancaster

CASE #: CU23-41

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: PHELPS DON TRUSTEE/PHELPS FMLY TRT
Parcel I.D.: 29655
Address: 8124 FM 2111

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☑ Strongly opposed!

Additional Comments:

Signature: Don Phelps

* Parking at this property is an issue
* Loud parties in the past into the early morning hours.
* Very disrespectful to the people/properties around when her Dad lived there & still there

1

MEMO

Meeting Date: September 18, 2023

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Renewal of a short-term rental within District 5, RS-1 zoning

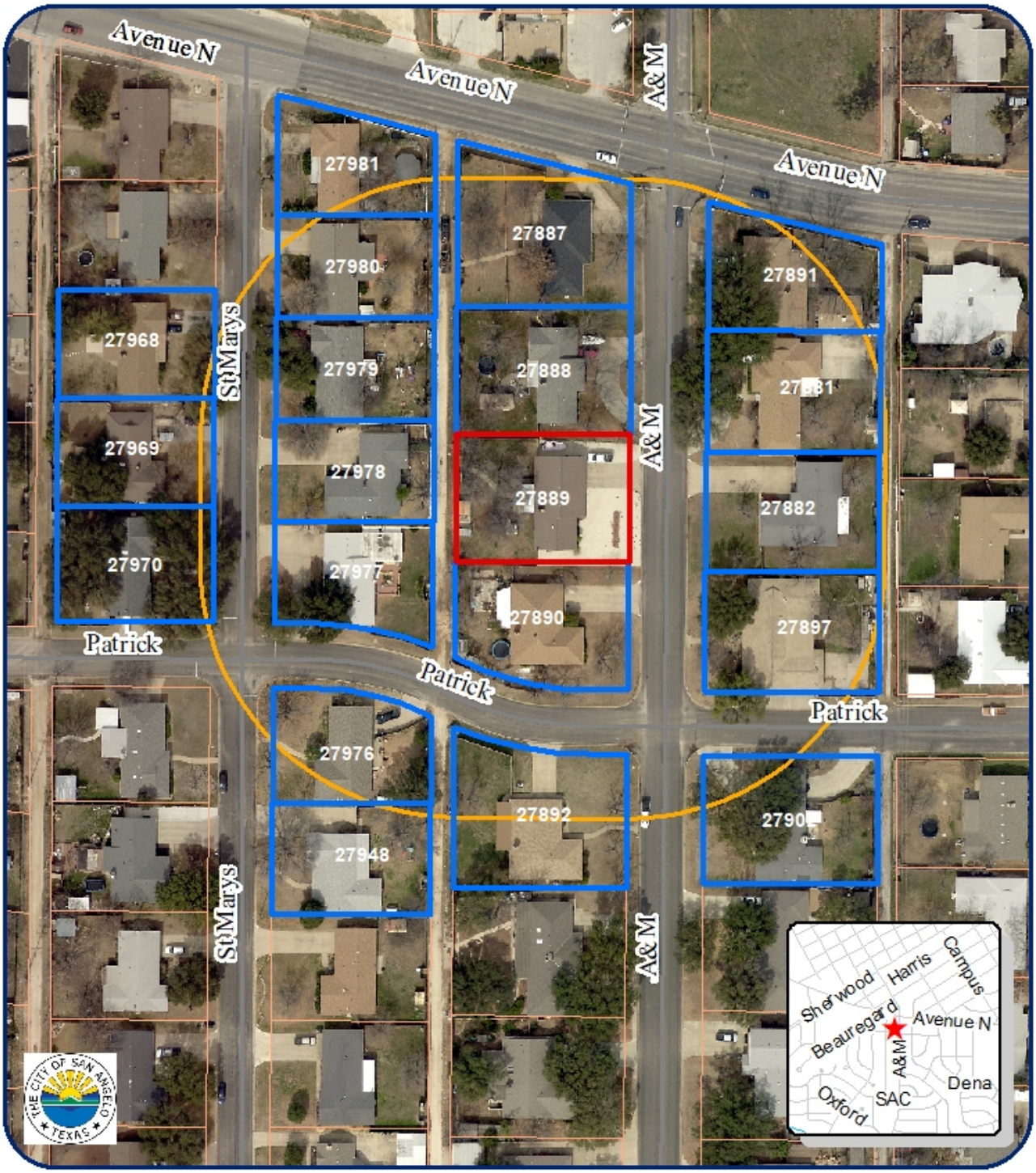
Background: CU23-42 - A request for approval of a short-term rental located at 1817 A&M Ave. A conditional use for a short-term rental was approved in October 2022 and they are returning within the year to renew. There have been no code violations or police reports/disturbances reported.

Notification: 20 Notifications sent. Received 0 in opposition and 2 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for a short-term rental renewal located at 1817 A&M Ave 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

CU22-18 1817 S A&M Ave

Council District: 5 Hesse

Neighborhood: ASU-College Hills

Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

Citizen Responses

Citizen response

A. I am in favor of Case#: CU23-42 Eugene and Susan Solomon Parcel ID: 27980 1810 Saint Marys St

B. Case #CU23-42

Name: ADAMS, CHRISTOPHER D & KAYLA

Parcel ID: 27888

Address: 1809 A and M AVE

We are 100% IN FAVOR! :)

We are so glad to see San Angelo FINALLY moving with the times!

-Adams Family

MEMO

Meeting Date: September 18, 2023

To: Planning Commission

From: Aaron Vannoy
Assistant Director Planning and Development Services, City of San Angelo

Request: Discussion and action on **CU23-44 2950 Red Bluff Rd.** - Short-Term Rental request

Background: 2950 Red Bluff Circle is located in the Nasworthy neighborhood within the Single Family Zoning (RS-1) zoning district and in City Council District 1, Tommy Hiebert. A CU for an STR was denied earlier in 2023 for an STR at 3221 Red Bluff Rd West, approximately 2800' from the subject property.

Notification: 11 notices were mailed out to property owners within 200 feet. One (1) responses have been received in opposition and Zero (0) in support.

Information: The property has adequate paved parking and privacy fences along the front of the property. The lot begins very narrowly with an access easement across City of San Angelo property to connect with Red Bluff Circle; then widens to 81' with 75' distance to the waterfront and a large dock. The property appears well kept and maintained. The local operator (Wayne Stark) resides at 630 Ashford Dr.

Planning Commission Requested Action:

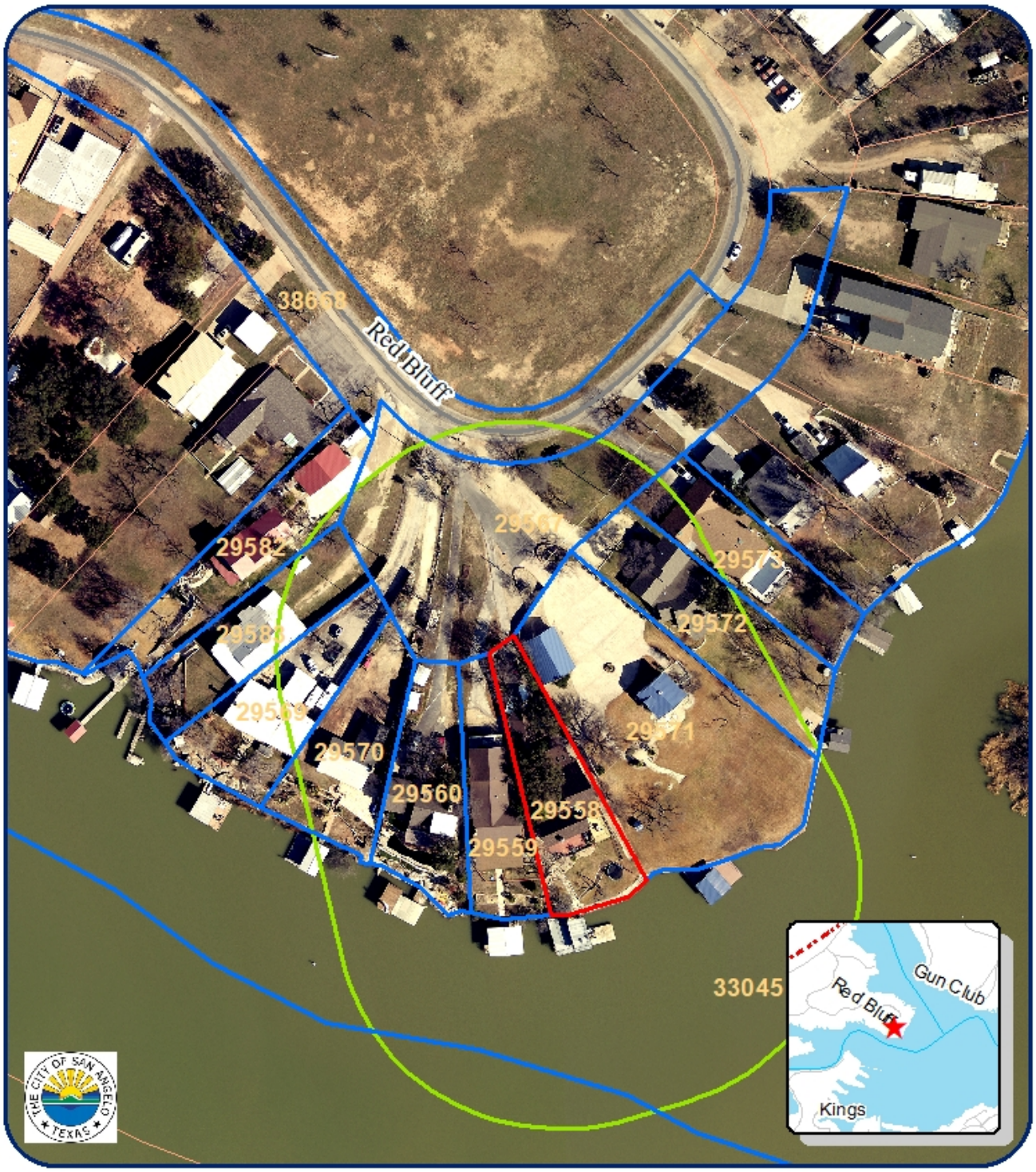
Staff recommends **APPROVAL** of the request for Conditional Use to allow the property at **2950 Red Bluff Circle** to operate as a Short-Term Rental **with three conditions of approval.**

- Maintain two (2) paved off-street parking
- Obtain a change of occupancy from Permits & Inspections
- Obtain a fire inspection annually

This approval is good for one year. By September 2024, we should be working on the second approval. The request will need to be submitted by August Deadline for September PC 2024 meeting.

2950 Red Bluff Circle Site

Notification Map

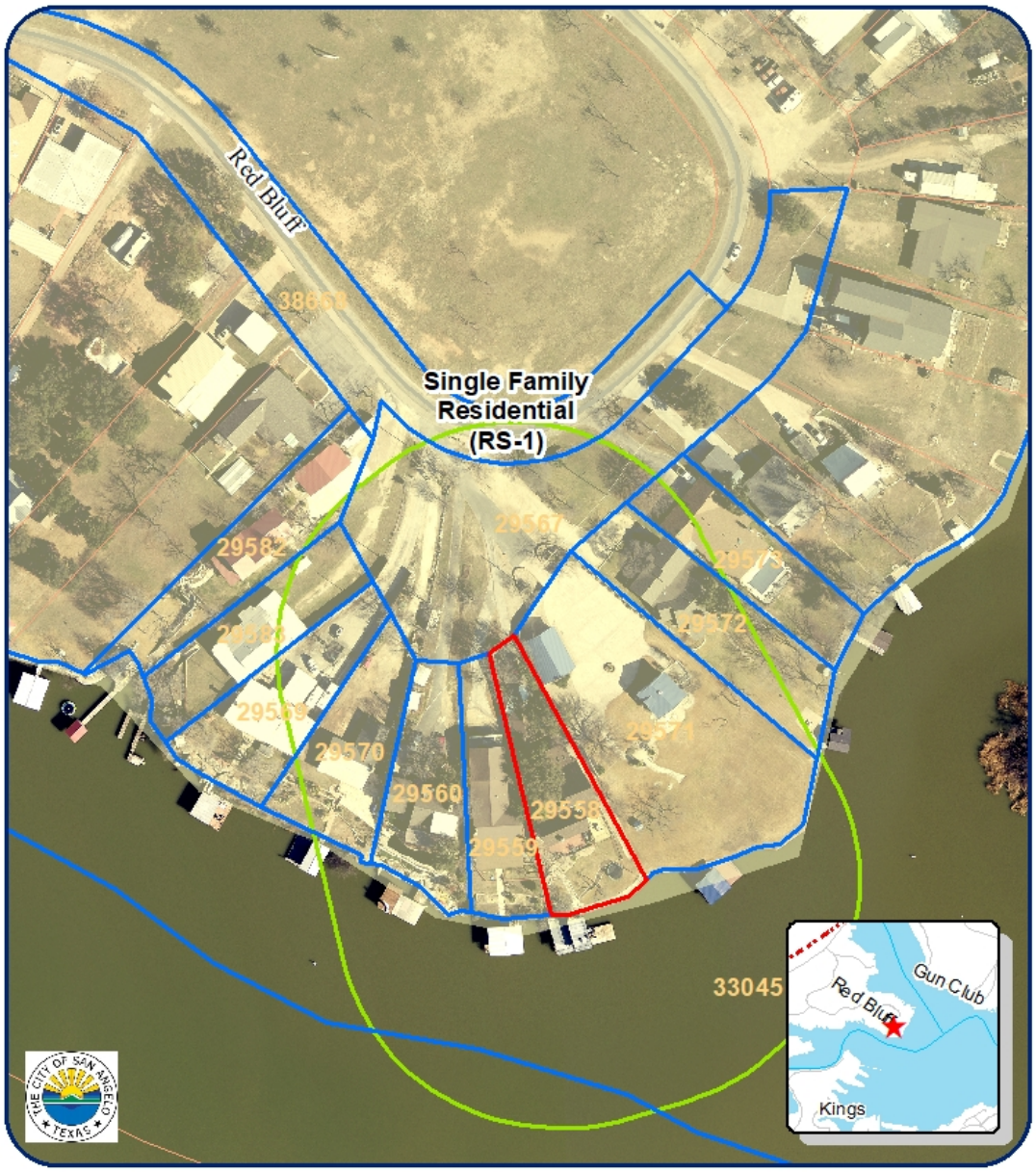


200' Notification Map
CU23-44 2950 Red Bluff Circle
Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Zoning Map



Zoning Map
CU23-44 2950 Red Bluff Circle
Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Citizen Response

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

AGAN MICHAEL J & NANCY G
2201 W AVENUE N
SAN ANGELO, TX 76904-5090

NOTICE OF PUBLIC HEARING

RE: CU23-44 **08/30/2023**

On **Monday, September 18, 2023,** during a meeting scheduled at **9:00 AM**, the Planning Commission for the City of San Angelo will hold a public hearing on the request described below. The meeting will be held in the **East Mezzanine of City Hall, 72 W College Avenue**, to approve or deny **a request for approval of a Short-Term Rental Conditional Use at 2950 Red Bluff Circle,** San Angelo, Tom Green County, Texas.

Operator: richde40@yahoo.com 432-634-2346

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

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

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

CASE #: CU23-44
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: AGAN MICHAEL J & NANCY G
Parcel I.D.: 29571
Address: 2201 W AVENUE N

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

Email: planning@cosatx.us

I am in favor ☐ I am opposed ☒

Additional Comments:

Signature: Michael J Agan

Doc is Patrick Agan
Cell - 325-2772426

MEMO

Meeting Date: September 18, 2023

To: Planning Commission

From: Aaron Vannoy
Assistant Director Planning and Development Services, City of San Angelo

Request: Discussion and action on **CU23-45, 2512 Princeton**, a request for a Conditional Use to allow a Short-Term Rental on a property at 2512 Princeton. This property received a variance from the Zoning Board of Adjustment to allow an STR within 500 feet of another STR.

Background: The applicant originally submitted this application in June of 2023. At that time it was determined that the property was within 500 feet of another property with an approved STR, so the application was rejected. Staff interpreted the zoning ordinance to not allow a variance request for this 500 separation rule (as a use variance). However, in August of 2023, the Zoning Board of Adjustment (ZBA) heard an appeal to this interpretation and reversed the determination of the Planning Director and allowed the variance to move forward. At their September 11 meeting, the ZBA approved the requested variance to allow this STR to be located within 500 feet of another existing STR (subject to Conditional Use approval by the Commission) by a vote of 7-0.

Notification: 30 notices were mailed out to property owners within the 200 feet. We have received one response in favor and none in opposition.

Information: This request comes to Planning Commission with a distance variance approved by the Zoning Board of Adjustment to allow an STR within 500 feet of another STR. The property is located rather close to the eastern entrance to the neighborhood. The property is within ¼ mile of San Angelo Stadium and other SAISD athletic event sites. These sites have outdoor lighting and noise periodically. Recent history with the STR's in San Angelo suggest that noise, traffic, and other enforcement issues do not seem to be prevalent problems.

Planning Commission Requested Action:

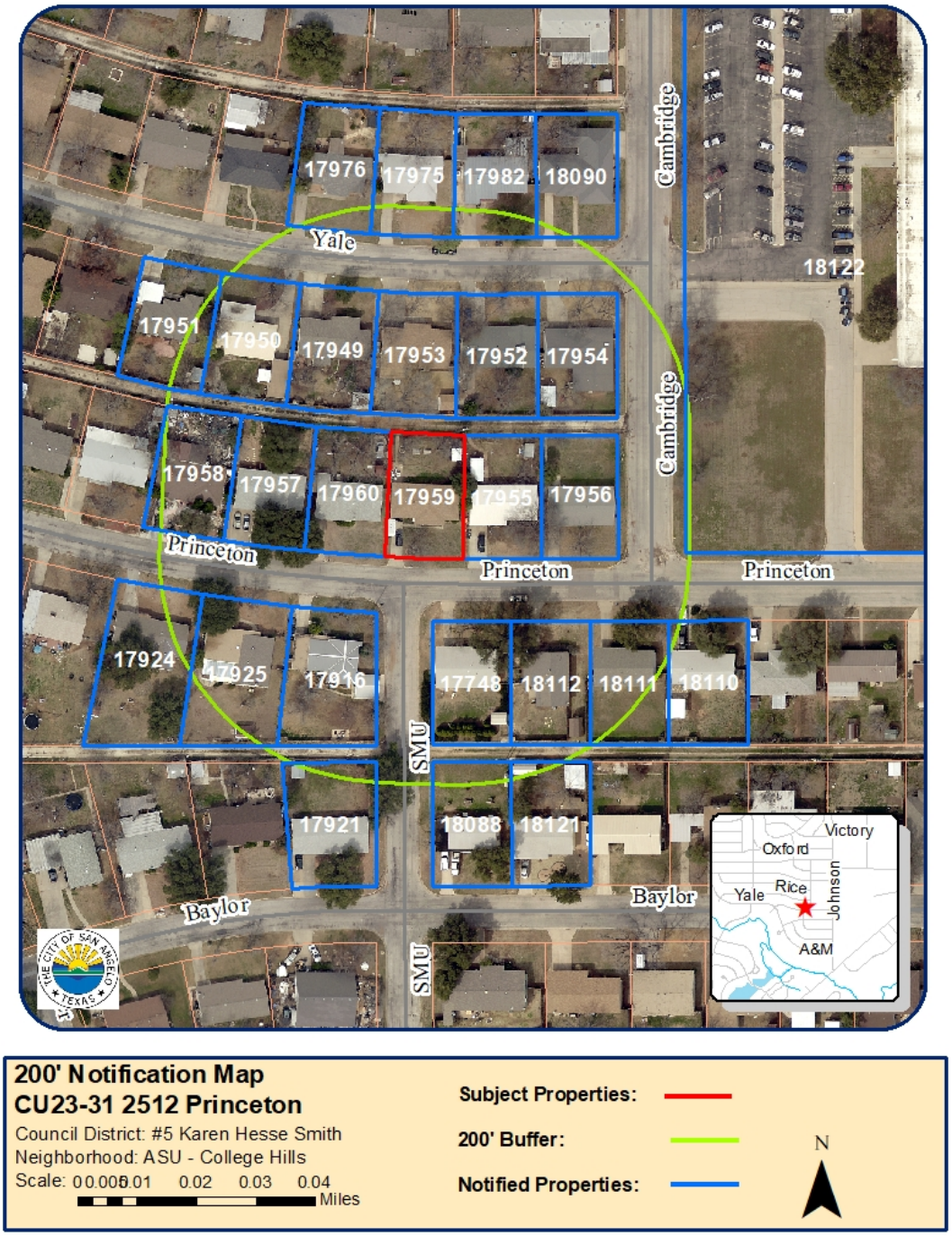
Staff recommends the **APPROVAL** of the request for Conditional Use to allow the property at **2512 Princeton** to operate as a Short-Term Rental **with three conditions of approval.**

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

This approval is good for one year. The applicant must obtain a renewal by September 2024, which means they will need to submit the application by the August 2024 deadline to be heard at the September meeting.

2512 Princeton Site

Notification Map



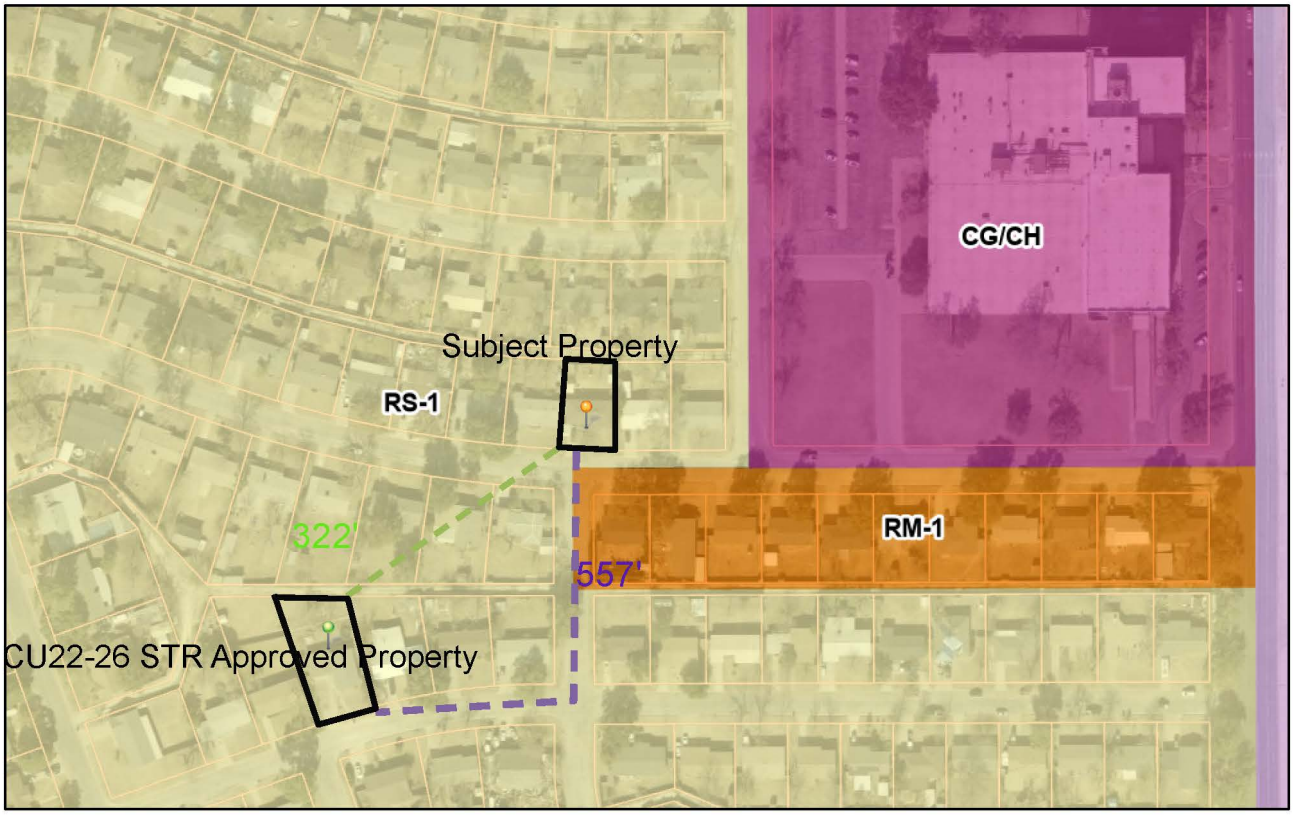
200' Notification Map
CU23-31 2512 Princeton
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Zoning Map

Zoning



8/29/2023, 11:35:29 AM

Zoning Districts

RS-1 Single-Family Residence

RM-1 Low Rise Multi-Family Residence

CO Office Commercial

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

ArcGIS Web AppBuilder

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

Citizen Response

Citizen Email

I am in favor of the STR for 2512 Princeton.

Susan Neighbors

Parcel ID 17953

2513 Yale Ave San Angelo, TX

REPORT TO PLANNING COMMISSION

Requestor:	Sherry Bailey, Sr. Planner, Planning and Development Services
Meeting Date:	September 18, 2023
Item type:	Regular Item

Caption:

Meridian North - request to annex 15.496 acres

Staff Recommendation:

Summary/History:

This is a request to annex approximately 15.496 acres in southwest San Angelo. This is for information purposes for the Commission. Annexation requests do not require review or approval by the Planning Commission, but staff typically presents these for information prior to the case going to the City Council.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

This item is for information only.

Attachments:

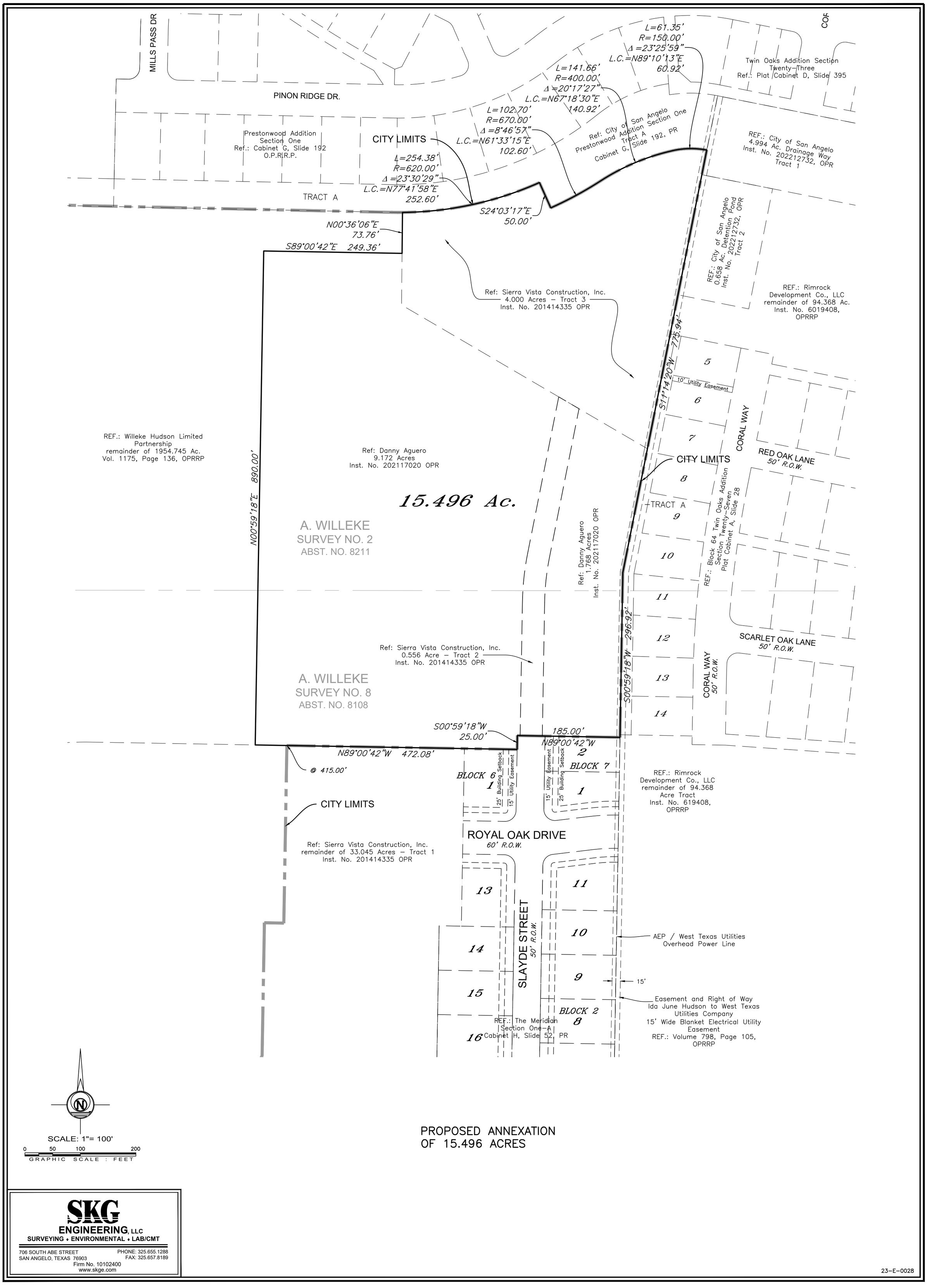
1. Annex-15.496 Ac — Annex-15.496 Ac.pdf

Presentation:

Rae Lineberry

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Jon James	Final Approval



PROPOSED ANNEXATION
OF 15.496 ACRES

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-E-0028