



**Planning Commission
1/22/2024**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on January 22, 2024 at 9:00 AM at McNease Convention Center – Council Chambers, 501 Rio Concho Dr., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

A. Chair & Vice-Chair Elections: Nominate and vote for 2024 Chairperson and Vice.

1. **Chairperson Election**
2. **Vice-Chairperson Election**

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. **Consider approving the meeting minutes from December 18, 2023.**
- B. **FP23-42: A request to final plat the Roosevelt Lofts Subdivision located in the central business district (CBD) zoning at 50 N. Chadbourne St.**
- C. **RP23-40: A request to replat Lakeview Towne Center, Section One, 6th replat in Lot 27 located in the general commercial (CG) zoning district at approximately 615 and 617 West 29th St.**

III. Regular Agenda

A. Subdivision Plats

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

1. **FP23-41: A request to final plat The Palms Section Four located in the single-family district (RS-1) with a variance request from Chapter 10, Section III, A. 2.; a paving width variance for Hillside Dr. and a variance request from Chapter 9 Section III, A. 1 from direct and abutting to a public right of way.**
2. **FP23-38: A request to final plat Baker Ranch Section 6 is located in the low rise multifamily (RM-1) and the single family (RS-1) in the 4000 blk. of Ruth Ln and the 5000 and 6000 Blk. of Vista Del Sol Drive**
3. **PP23-15: Stonewall Estates at Fairview: A request for a preliminary plat in the extraterritorial jurisdiction of the City of San Angelo called Stonewall Estates at Fairview**

being 39.351 acres totaling 23 lots.

4. **FP23-40:** A request to final plat Stonewall Estates at Fairview in the extraterritorial jurisdiction for 7 lots totaling with frontal on Fairview School rd, a major collector. A partial variance has been requested for paving width to include 8' of paving with 2 course surface treatment to meet County road standards.
 5. **RP23-39:** A request to replat for Far West Addition sixth replant, in Section Two, Block 2 is located in the general commercial (CG) zoning district located on the 6000 block of Grand Court.
- B. Rezonings and Comprehensive Plan Amendments**
City Council has final authority for approval of rezonings and amendments to the Comprehensive Plan.
1. **PD23-08:** A request to rezone from the (R & E) Ranch & Estate zoning district to the (PD23-08) Planned Development zoning district with an underlying General Commercial zoning allowing kennels, parking, exercise area, staff area and for the housing of dogs and cats and small animals while awaiting adoption.
 2. **Z23-18 and CP23-06:** A request to rezone from the (CO) Office Commercial zoning district to the (RS-1) Single Family zoning district allowing single-family on the 11 acres southwest of the intersection of Smith Blvd. and Gregory Rd.
 3. **Z23-19 and CP23-05** A request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RM-1) Low Rise Multi-Family Residential for the property at 1621 N. Chadbourne Street and a Comprehensive Plan Amendment from (C) Commercial to (NC) Neighborhood Center for the property at, 1621 & 1705 N, Chadbourne St. and 22, 21, 18, 17, & 15 W. 17th St. and 22, 18, 16, & 6 W 16th St.
 4. **Z23-20:** A request to rezone the property at 926 Humble Road from Light Manufacturing (ML) to General Commercial (CG).
 5. **Z23-21:** A request to expand the Open Structure Overlay map to include the following area of Angelo Heights neighborhood: The 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 blocks of Louise Dr, 1000 blocks of Cordell Dr., 2700 Block of Eunice Dr., and the 2700 Block of Erline Dr.
- C. Conditional Uses**
The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.
1. **CU23-55:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 3013 Red Bluff Circle in a RS-1 zoning district.
 2. **CU23-58:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 1305 S Jackson St in a RS-1 zoning district.
 3. **CU23-60:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 1219 S. David St in a RS-2 zoning district.
 4. **CU23-61:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 206 N Bishop St in a RS-2 zoning district.
 5. **CU23-62:** Request for approval of a Conditional Use to allow a Short-Term Rental located

at 1630 Catalina Dr in a RS-1 zoning district.

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

- A. Points of concern from the City Council discussion concerning amendment to Short-term Rental Zoning Ordinance.

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 19th day of January 2024, at 8:32 a.m.



Aaron Vannoy, Assistant 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.

PLANNING COMMISSION – January 22, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat	FP23-42 Roosevelt Lofts Addition		
SYNOPSIS:			
The applicant has applied for a final plat to consolidate all the various pieces and parts into one lot for the Roosevelt Lofts project located at 50 North Chadbourne. This will be a major residential rehab project with an adjacent parking area to the east.			
LOCATION:	LEGAL DESCRIPTION:		
50 N Chadbourne	Lot: 8 & 9, Blk: 43, Subd: SAN ANGELO ADDITION, & 862 SQ FT OUT OF LOT 8 & 20'X140' OF THE SOUTH PART OF MILES AC LOT OF 6 & 7 & 288 SF OUT OF ABS 1848		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: 3– Harry Thomas Neighborhood – Downtown	Central Business District (CBD)	Downtown	.55 acres
THOROUGHFARE PLAN:			
College Ave – Local Road, right of way being dedicated to a consistent width of 60', 10' more than the standard. The paving width is 51', 11' over the standard. Chadbourne – classified as a Major Arterial – built to 95' right of way and 70 ' ; of paving, both exceed the standards.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of Roosevelt Lofts Addition with 3 conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: OPG Roosevelt Loft Partners LLC Petitioner: JGR Architects			
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 central business lot for a residential property. The property is currently zoned Central Business District. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: *Staff recommends APPROVAL of Roosevelt Lofts Addition with 3 conditions:*

Final Plat:

Condition

1. Submit a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Please remove Admin signature block for Planning. Insert the Signature Block for Planning Commission.
3. Prior to plat recordation, Prepare and submit plans for required pedestrian improvements and construct to approved plans. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 9]. 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

Final Plat

Aerial Map

Roosevelt Lofts



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 Parcels

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PLANNING COMMISSION – January 22, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat		RP23-40 Lakeview Towne Center Section One, Sixth Replat in Lot 27	
SYNOPSIS:			
A request to replat Lakeview Towne Center, Section One, 6th replat in Lot 27 located in the general commercial (CG) zoning district at approximately 615 and 617 West 29th St.			
LOCATION:		LEGAL DESCRIPTION:	
Approximately 615 and 617 W 29 th Street		LAKEVIEW TOWNE CENTER, 5TH R/P IN LOT 27 SEC 1	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: 4 – Lucy Gonzales Neighborhood – Blackshear	General Commercial (CG) and the southern portion is General Commercial/Heavy Commercial CG/CH	Neighborhood Center	5.268 acres
THOROUGHFARE PLAN:			
<i>W 29th Street (Minor Arterial)</i> – Current right of way is 90’ this is the standard for right of way. Paving width is 58’ which is 2’ over the standard.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of Lakeview Towne Center with 6 conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: 87 North SA, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create 2 commercial lots. The property is current zoning on the northern portion of the two lots is general commercial, approximately 2/3rds the way down the plat to the south the zoning changes to general commercial and heavy commercial (CG/CH); depending on the enterprise or business that wants to go develop either of these lots the City would recommend a rezoning to general commercial away from the CG/Ch which does not match the comprehensive plan of neighborhood commercial. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: *Staff recommends APPROVAL of Baker Ranch Sec 6 with the following 6 conditions:*

Final Plat:

Condition

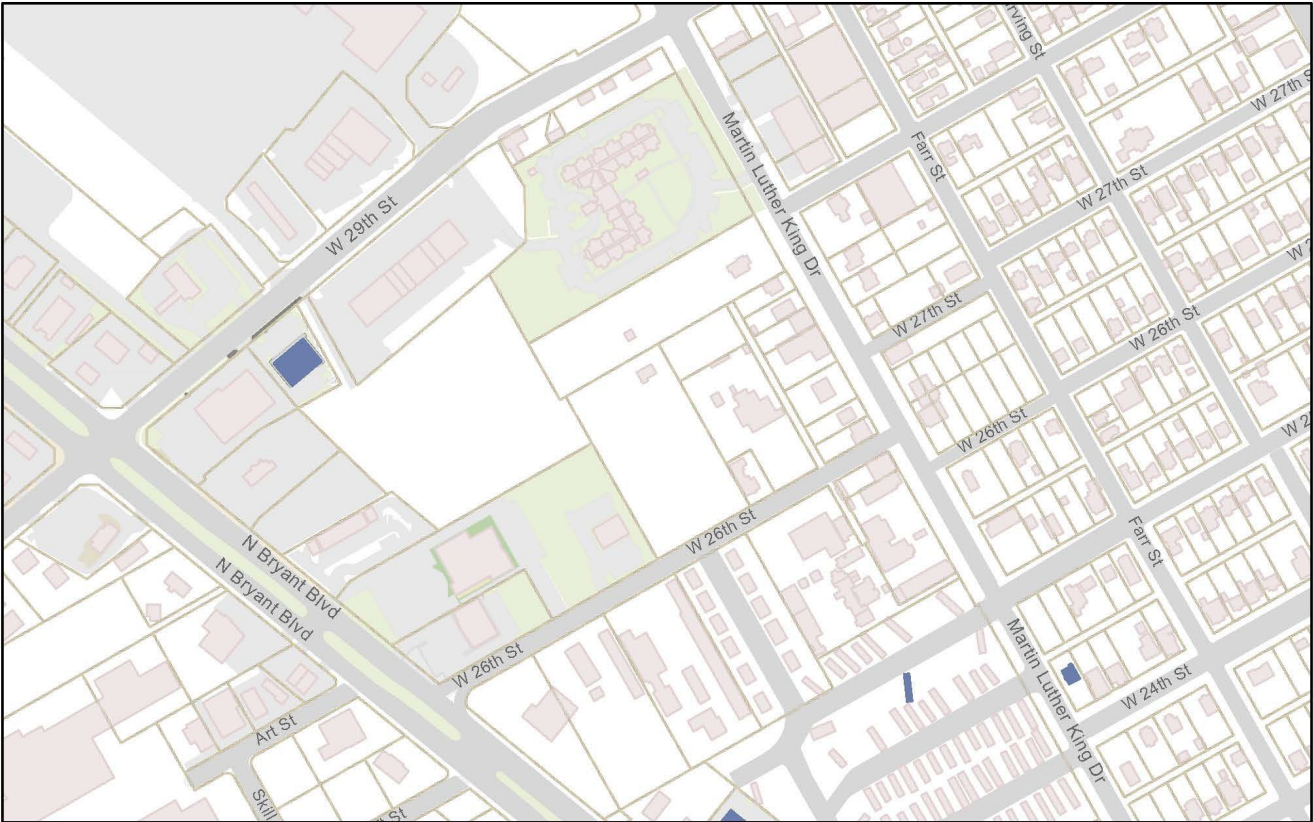
1. Submit a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process (2021 International Fire Code, Section 507.5, and Appendix D).
3. Prior to plat recordation, Install necessary wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
4. A drainage study shall be submitted. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

Attachments:

Aerial Map
Final Plat

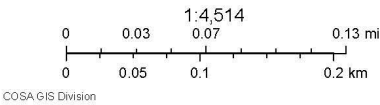
Aerial Map

Lakeview Towncenter



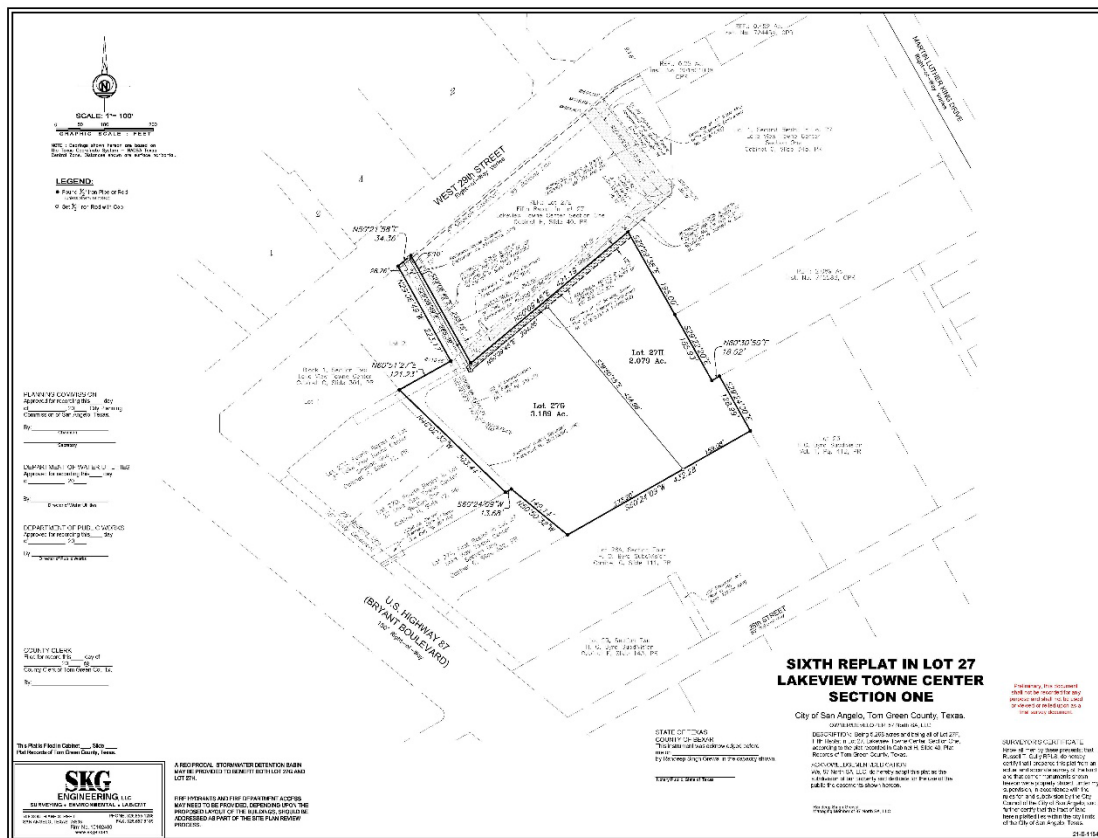
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Final Plat



PLANNING COMMISSION – January 22, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat FP23-41	The Palms Section 4		
SYNOPSIS:			
A request to final plat one lot as The Palms Section 4. A variance request of direct and abutting from chapter 9 III A. 1. Of the subdivision ordinance and a variance request of paving width from chapter 10 III A. 2 of the subdivision ordinance. Both variances are due to topography and match the approved preliminary plat.			
LOCATION:		LEGAL DESCRIPTION:	
1 lot North of 2301 Hillside Dr		Abst: A-3931 S-0181, Survey: C A VOIGHT, 8.021 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood - Nasworthy	RS-1 – Single Family	Neighborhood	.727 acres
THOROUGHFARE PLAN:			
Hillside Dr. – classified as a local road, current right-of way is sufficient to meet the standards of the subdivision ordinance. The paving width of Hillside Dr. is currently 22', being 4' short of the minimum 26' standard.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL The Palms Sec 4, as well as approval of the two variance requests for direct and abutting connection to a city right of way and paving width on Hillside Dr. with 3 conditions			
PROPERTY OWNER/PETITIONER:			
Owner: Psalm 100 Development, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

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

Recommendation: *Staff recommends APPROVAL The Palms Sec 4, as well as approval of the two variance requests for direct and abutting connection to a city right of way and paving width on Hillside Dr. with 3 conditions*

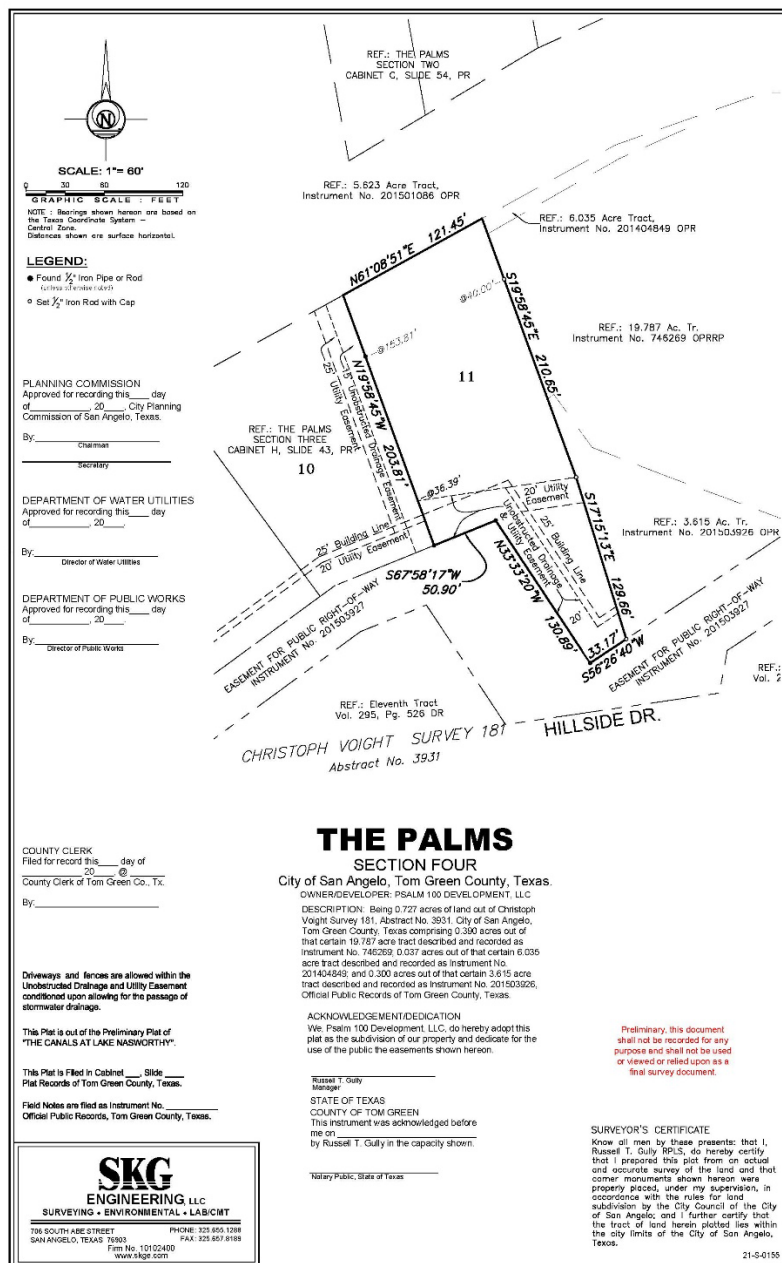
Conditions

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prior to plat recordation, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2021 International Fire Code, Section 507.5, and Appendix D

Attachments:

Aerial Map
Final Plat

Final Plat



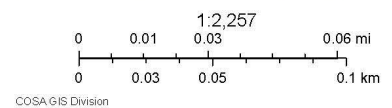
Aerial Map

The Palms Sec 4



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 Parcels



PLANNING COMMISSION – January 22, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat	FP23-38 Baker Ranch Section 6		
SYNOPSIS:			
The applicant has applied to final plat 33 lots into residential lots. Approximately 21 lots are within the RM-1 zoning district and the remaining lots, approximately 12 are in the RS-1 zoning district. This Final Plat does conform to the approved preliminary plat for Baker Ranch.			
LOCATION:	LEGAL DESCRIPTION:		
East of Ruth Lane, South of Blair Lane, and North of future Twin Mountain Dr.	Abst: A-1649 S-0182, Survey: G MAURER, 11.877 ACRES		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: 1 – Tommy Hiebert Neighborhood – Country Club	RM-1 and RS-1	Neighborhood	11.87 acres
THOROUGHFARE PLAN:			
<i>Ruth Lane</i> – The full right of way is being dedicated at 50’ and the paving will be a full width paving at 40’. Vista Del Sol Dr. is being dedicated at 50’ right of way and will be paved at the full width of 40’. Please note the lots on the south side of Ruth will not be final platted at this time.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of Baker Ranch Section 6 with 6 conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: Vista Del Sol Venture, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will create 33 residential lots. The property is current zoning on a portion is low-rise multifamily RM-1; however, the RM-1 zoning district allows single family homes like RS-1 and based on the lot size of 67' wide and 130' deep the anticipation is single family homes at this time. The remaining area is zoned RS-1 Single family. The final plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: *Staff recommends APPROVAL of Baker Ranch Sec 6 with the following 6 conditions:*

Final Plat:

Condition

1. Submit 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, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process (2021 International Fire Code, Section 507.5, and Appendix D).
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections to each lot [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]
4. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
5. Prior to plat recordation, Install necessary 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]
6. A drainage study shall be submitted. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

Note:

Lot 34B - Fire Apparatus Access Easement, Baker Ranch Section 4B

Once the number of dwelling units exceed 275, an approved fire apparatus access road with an improved surface will be required (City of San Angelo Code of Ordinances, Appendix D, Section D107.1)

Attachments:

Aerial Map

Final Plat

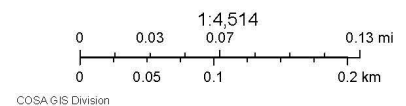
Aerial Map

Baker Ranch Section 6

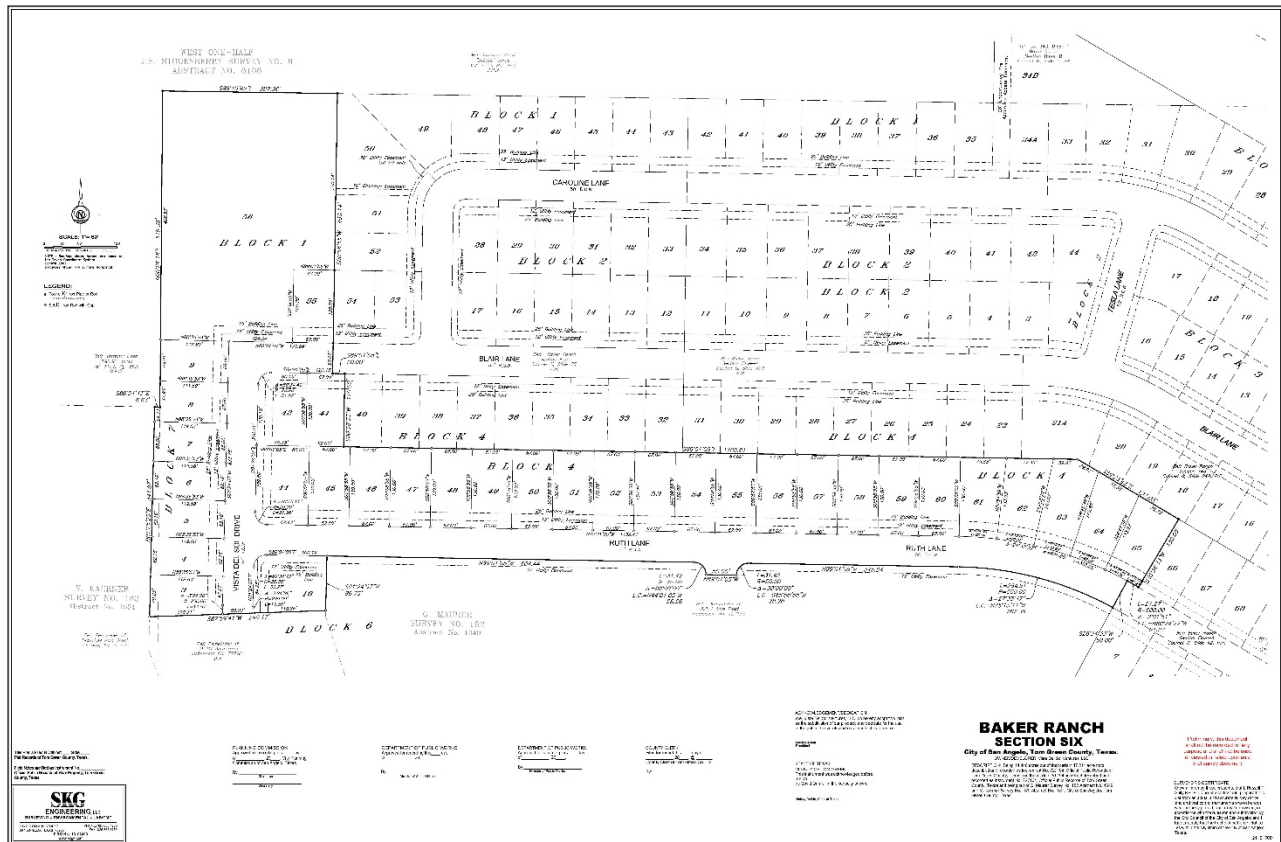


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Final Plat



PLANNING COMMISSION – January 22, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Preliminary and Final Plat	PP23-15 Stonewall Estates at Fairview, FP23-40 Stonewall Estates at Fairview		
SYNOPSIS:			
The subdivision of 39 acres of land in the Extra-Territorial Jurisdiction for development towards single-family residential, including a request for a street width variance without curb and gutter.			
LOCATION:		LEGAL DESCRIPTION:	
~3000 Block, Fairview School Road		Abst: A-8013 S-0074, Survey: J FARR, 8.840 acres and REMAINING 28.650 AC OUT OF 30.650 AC BEING 30.018 AC IN ABS 8013 & .632 ACRES IN ABS 1972	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
Extra-Territorial Jurisdiction (ETJ)	N/A	Rural	39.351 acres
THOROUGHFARE PLAN:			
Fairview School Road – Major Collector. The right-of-way is 70-75' wide. The current paving width is 22-25' wide. While the road meets right-of-way standards, the standard minimum paving width is 36'. The applicant is proposing to add around 8' of paving to bring this width to 30', with no curb/gutter as is consistent.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Preliminary Plat Stonewall Estates at Fairview with one (1) note, APPROVAL of the Final Plat Stonewall Estates at Fairview, subject to five (5) conditions, and APPROVAL of the variance request for Fairview School Road.			
PROPERTY OWNER/PETITIONER:			
Owner: Paint Rock Investors 1879, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Austin Reed Planning Technician (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

The Preliminary Plat outlines 23 residential lots ranging in size from 1 to 3 acres and a new interior street named Whittington Loop. The Final Plat encompasses 6 of these lots who all front on Fairview School Road towards the east. While the paving width is current sub-standard, the applicant is proposing an additional ~8 feet to what has already been functioning appropriately for the area. No portion of the road has existing curb/gutter.

Recommendation:

Staff recommends APPROVAL of the Preliminary Plat Stonewall Estates at Fairview with one (1) note, APPROVAL of the Final Plat Stonewall Estates at Fairview with five (5) conditions of approval, and APPROVAL of the variance request for Fairview School Road.

Preliminary Plat:

1. Provide the City Planning Department with a signed copy of approved Preliminary Plat.

Final Plat:

1. 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]
2. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Provide City staff with approval. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366]
3. Prior to plat recordation, prepare & submit plans for required improvements to Fairview School Rd., a Major Collector by half the additional increment necessary to comprise the minimum total pavement width; 48 feet with curb & gutter and a sidewalk. [Land Development and Subdivision Ordinance, Chapter 9 & 10]. The existing pavement width is approximately 16 feet requiring @ 16 feet additional width on the south side. Alternatively; (1) submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6] or (2) obtain a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
4. 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]
5. Alternate Water Sources: Provide City staff with official correspondence from leadership of the Water Supply Corporation, indicating the Corporations ability and willingness to provide water service to each of the lots shown on the proposed final plat.

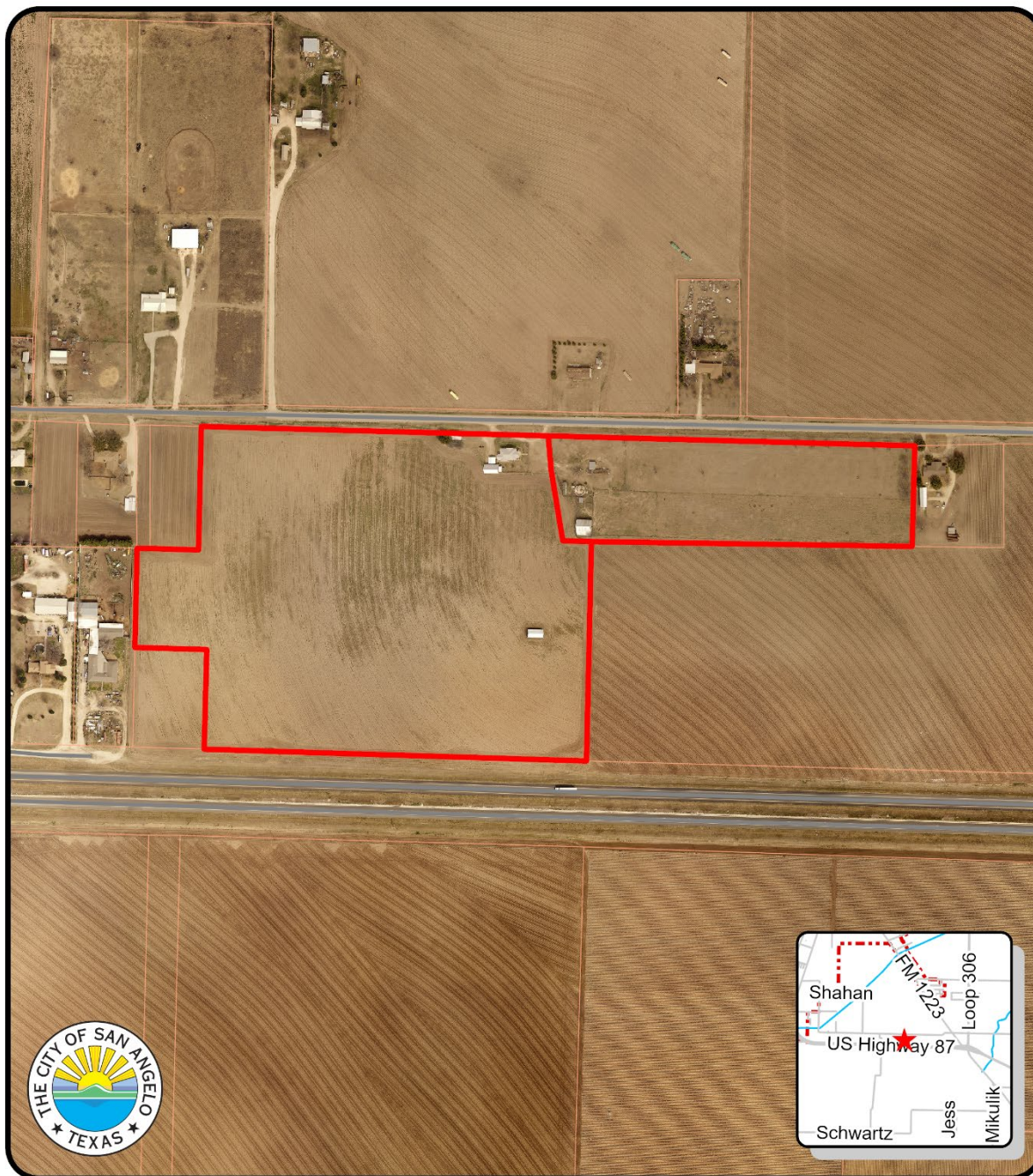
Attachments:

Aerial Map

Preliminary Plat

Final Plat

Aerial Map



Aerial Map

**PP23-15/FP23-40: Stonewall Estates
at Fairview**

Council District/Neighborhood: ETJ

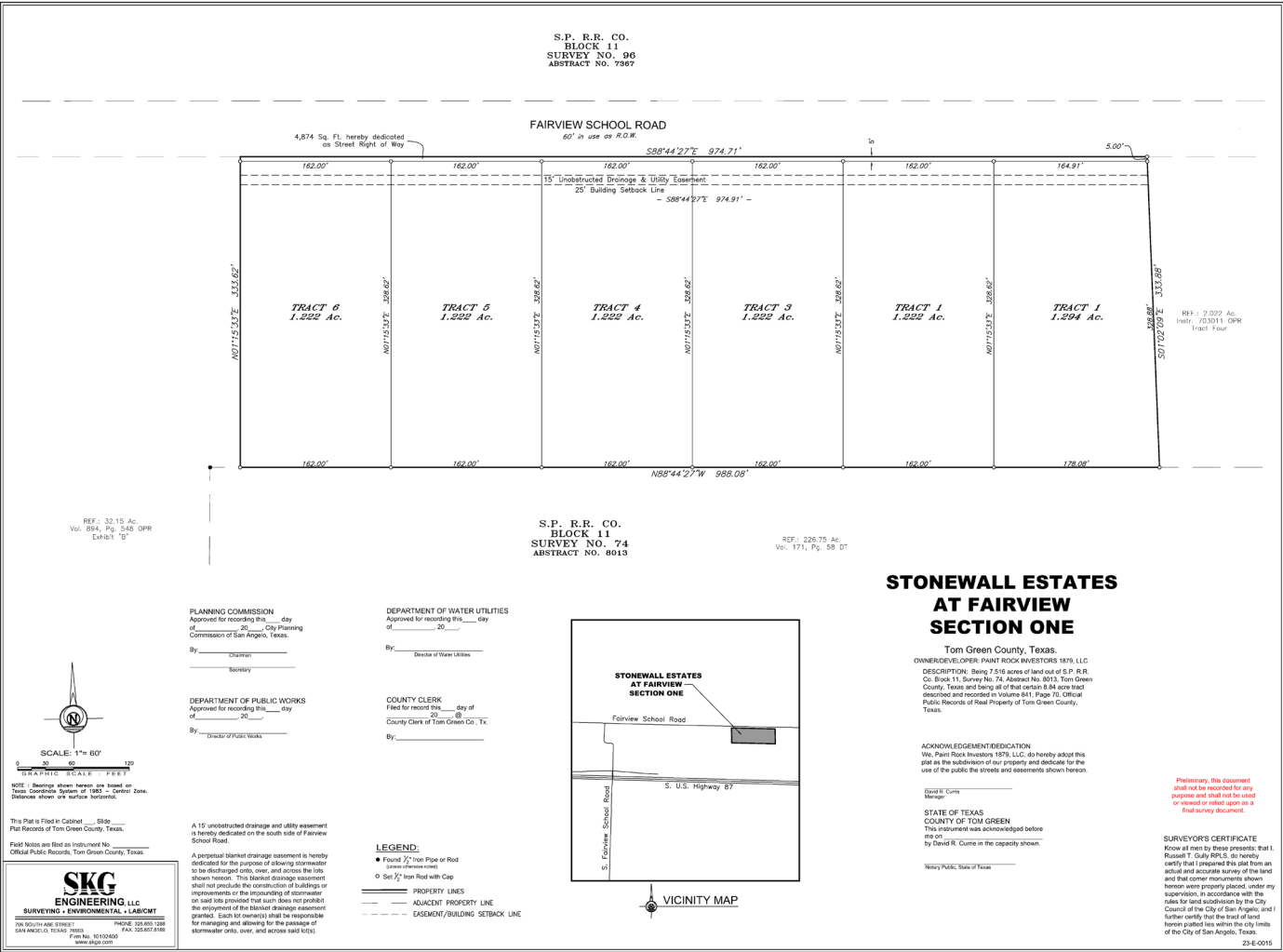
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Miles

Subject Properties:



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Final Plat



PLANNING COMMISSION – January 22, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Preliminary and Final Plat	PP23-15 Stonewall Estates at Fairview, FP23-40 Stonewall Estates at Fairview		
SYNOPSIS:			
The subdivision of 39 acres of land in the Extra-Territorial Jurisdiction for development towards single-family residential, including a request for a street width variance without curb and gutter.			
LOCATION:		LEGAL DESCRIPTION:	
~3000 Block, Fairview School Road		Abst: A-8013 S-0074, Survey: J FARR, 8.840 acres and REMAINING 28.650 AC OUT OF 30.650 AC BEING 30.018 AC IN ABS 8013 & .632 ACRES IN ABS 1972	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
Extra-Territorial Jurisdiction (ETJ)	N/A	Rural	39.351 acres
THOROUGHFARE PLAN:			
Fairview School Road – Major Collector. The right-of-way is 70-75' wide. The current paving width is 22-25' wide. While the road meets right-of-way standards, the standard minimum paving width is 36'. The applicant is proposing to add around 8' of paving to bring this width to 30', with no curb/gutter as is consistent.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Preliminary Plat Stonewall Estates at Fairview with one (1) note, APPROVAL of the Final Plat Stonewall Estates at Fairview, subject to five (5) conditions, and APPROVAL of the variance request for Fairview School Road.			
PROPERTY OWNER/PETITIONER:			
Owner: Paint Rock Investors 1879, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Austin Reed Planning Technician (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

The Preliminary Plat outlines 23 residential lots ranging in size from 1 to 3 acres and a new interior street named Whittington Loop. The Final Plat encompasses 6 of these lots who all front on Fairview School Road towards the east. While the paving width is current sub-standard, the applicant is proposing an additional ~8 feet to what has already been functioning appropriately for the area. No portion of the road has existing curb/gutter.

Recommendation:

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Preliminary Plat:

1. Provide the City Planning Department with a signed copy of approved Preliminary Plat.

Final Plat:

1. 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]
2. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Provide City staff with approval. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366]
3. Prior to plat recordation, prepare & submit plans for required improvements to Fairview School Rd., a Major Collector by half the additional increment necessary to comprise the minimum total pavement width; 48 feet with curb & gutter and a sidewalk. [Land Development and Subdivision Ordinance, Chapter 9 & 10]. The existing pavement width is approximately 16 feet requiring @ 16 feet additional width on the south side. Alternatively; (1) submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6] or (2) obtain a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
4. 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]
5. Alternate Water Sources: Provide City staff with official correspondence from leadership of the Water Supply Corporation, indicating the Corporations ability and willingness to provide water service to each of the lots shown on the proposed final plat.

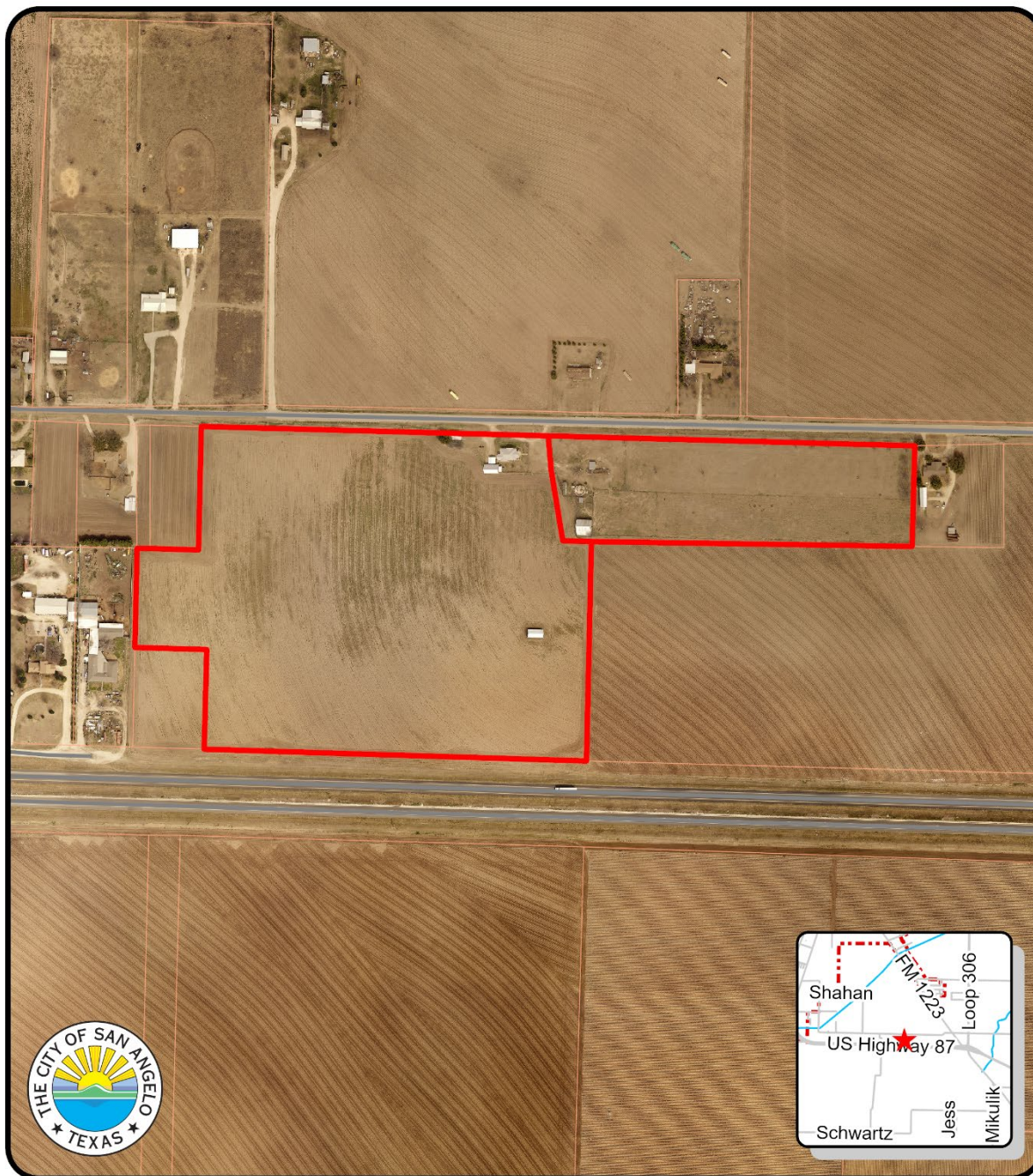
Attachments:

Aerial Map

Preliminary Plat

Final Plat

Aerial Map



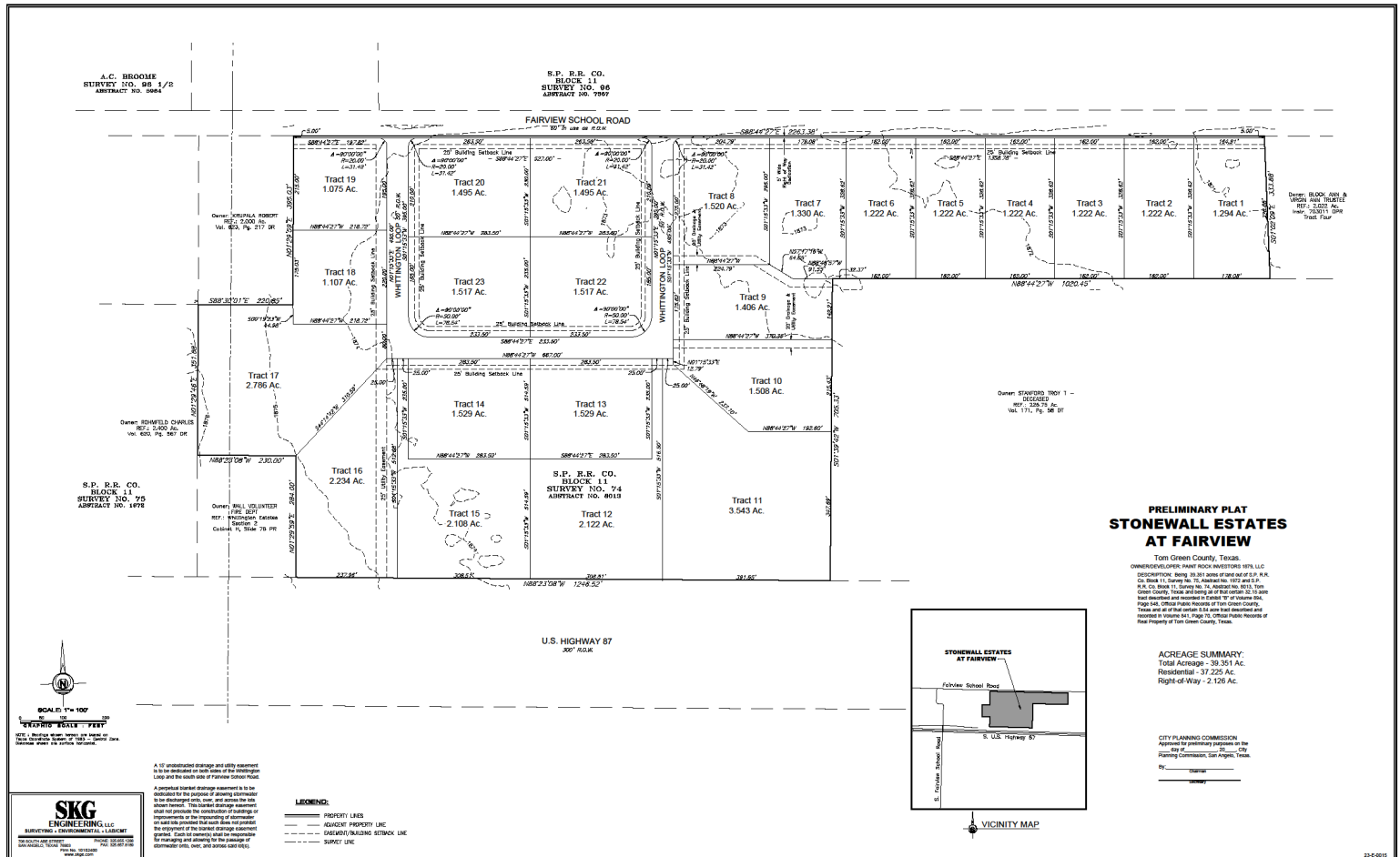
Aerial Map
PP23-15/FP23-40: Stonewall Estates
at Fairview

Council District/Neighborhood: ETJ
Scale: 0 0.020.04 0.09 0.14 0.18
Miles

Subject Properties:



Preliminary Plat



S.P. R.R. CO.
BLOCK 11
SURVEY NO. 96
ABSTRACT NO. 7367

FAIRVIEW SCHOOL ROAD
60' in use as R.O.W.

4,874 Sq. Ft. hereby dedicated
as Street Right of Way

15' Unobstructed Drainage & Utility Easement
20' Building Setback Line

TRACT 6
1,222 Ac.

TRACT 5
1,222 Ac.

TRACT 4
1,222 Ac.

TRACT 3
1,222 Ac.

TRACT 1
1,222 Ac.

TRACT 1
1,294 Ac.

REF.: 32.15 Ac.
Vol. 584, Pg. 545 OPR
Exhibit "B"

REF.: 2,027 Ac.
Instr. 703911, OPR
Tract Four

REF.: 228.75 Ac.
Vol. 171, Pg. 58 O.P.

S.P. R.R. CO.
BLOCK 11
SURVEY NO. 74
ABSTRACT NO. 0013

PLANNING COMMISSION
Approved for recording this day of _____, 20____, City Planning Commission of San Antonio, Texas.
By: _____
Secretary

DEPARTMENT OF WATER UTILITIES

Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this day of _____, 20____, City of San Antonio, Texas.
By: _____
Director of Public Works

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

LEGEND:
● Found 1/2" Iron Pick or Rod (unless otherwise noted)
○ Set 1/2" Iron Rod with Cap

PROPERTY LINES
ADJACENT PROPERTY LINE
EASEMENT/BUILDING SETBACK LINE

STONEWALL ESTATES
AT FAIRVIEW
SECTION ONE

Fairview School Road

5. U.S. Highway 87

VICINITY MAP

SCALE: 1" = 60'
GRAPHIC SCALE: FEET
0 30 60 90 120

This Plat is Filed in Cabinet ____ 594 ____
Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. ____
Official Public Records, Tom Green County, Texas.

A 15' unobstructed drainage and utility easement is hereby dedicated on the south side of Fairview School Road.

A perpetual blanket drainage easement is hereby dedicated for the purpose of allowing stormwater to be discharged onto, over, and across the lots shown hereon. This blanket drainage easement shall not preclude the construction of buildings or improvements on the impounding of stormwater or and lots provided that such does not prohibit the enjoyment of the blanket drainage easement granted. Each lot owner(s) shall be responsible for managing and allowing for the passage of stormwater onto, over, and across said lots(s).

OWNER/DEVELOPER: PAINT ROCK INVESTORS 1879, LLC
DESCRIPTION: Being 7,516 acres of land out of S.P. R.R. Co. Block 11, Survey No. 74, Abstract No. 0013, Tom Green County, Texas and being all of that certain 8.84 acre tract described and recorded in Volume 641, Page 70, Official Public Records of Real Property of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
We, Paint Rock Investors 1879, LLC, 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.

Signed: _____
Mayor

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ day of _____, 20____, by David R. Cume 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 R.D.S., 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 Antonio, and I further certify that the total of land herein platted lies within the city limits of the City of San Antonio, Texas.

23-6-0015

PLANNING COMMISSION – January 22, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat		RP23-39 Far West Addition Section Two Sixth Replat in Block Two	
SYNOPSIS:			
The applicant has applied for a sixth replat to create 3 commercial lots and a new extension of Drexel Dr. from FM2288 to Grand Ct. Rd Property is zoned general commercial (CG) and TXDOT has given approval of the road cut for Drexel Dr. to continue across FM2288.			
LOCATION:		LEGAL DESCRIPTION:	
On Grand Ct. Rd between addresses of 6004 to the east and 6102 to the west.		FAR WEST ADDITION, 5TH R/P IN BLK 2 SEC 2	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: 6– Larry Miller Neighborhood – Bluffs	General Commercial (CG)	Commercial	5.945 acres
THOROUGHFARE PLAN:			
Grand Ct. – Local Road built to standards of 50’ right of way and 40’ paving width. FM2288 – TXDOT Roadway, classified as a Major Arterial – built to 120’ right of way and 70 ‘; of paving, both exceed the standards. Proposed extension of Drexel Dr. – proposed to have a right of way width of 50’ and a paving width or 40’ to meet standards.			
STAFF RECOMMENDATION:			
Staff recommends Denial of Far West Addition Section Two Sixth Replat in Block Two.			
PROPERTY OWNER/PETITIONER:			
Owner: Angelo Far West, Ltd. Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create 3 commercial lots. The property is currently zoned general commercial.

Chapter 9 Section III Street and Roads, A. General Design Guidelines. 3 Street Patterns: Minor or local streets should be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs or U-shaped streets is to be acceptable where such use will result in a more desirable layout.

City staff believe the extension of Drexel Dr. across FM2288 is a concern for safety due to topography and the through street does not discourage “through traffic”. The topography from the north heading south has an elevation change making higher speed traffic difficult to navigate across 5 lanes of traffic.

Land Development and Subdivision Ordinance, Chapter 2 – Purpose Statements:

- B. To protect and provide for the public health, safety and general welfare of the City of San Angelo.
- C. To provide for the orderly, safe and efficient development of the City and surrounding area.
- D. To provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation.

These purpose statements do not seem to be satisfied with the current design of Drexel Dr. coming across 5 lanes of traffic to insure the safe, convenient and functional systems for vehicular circulation.

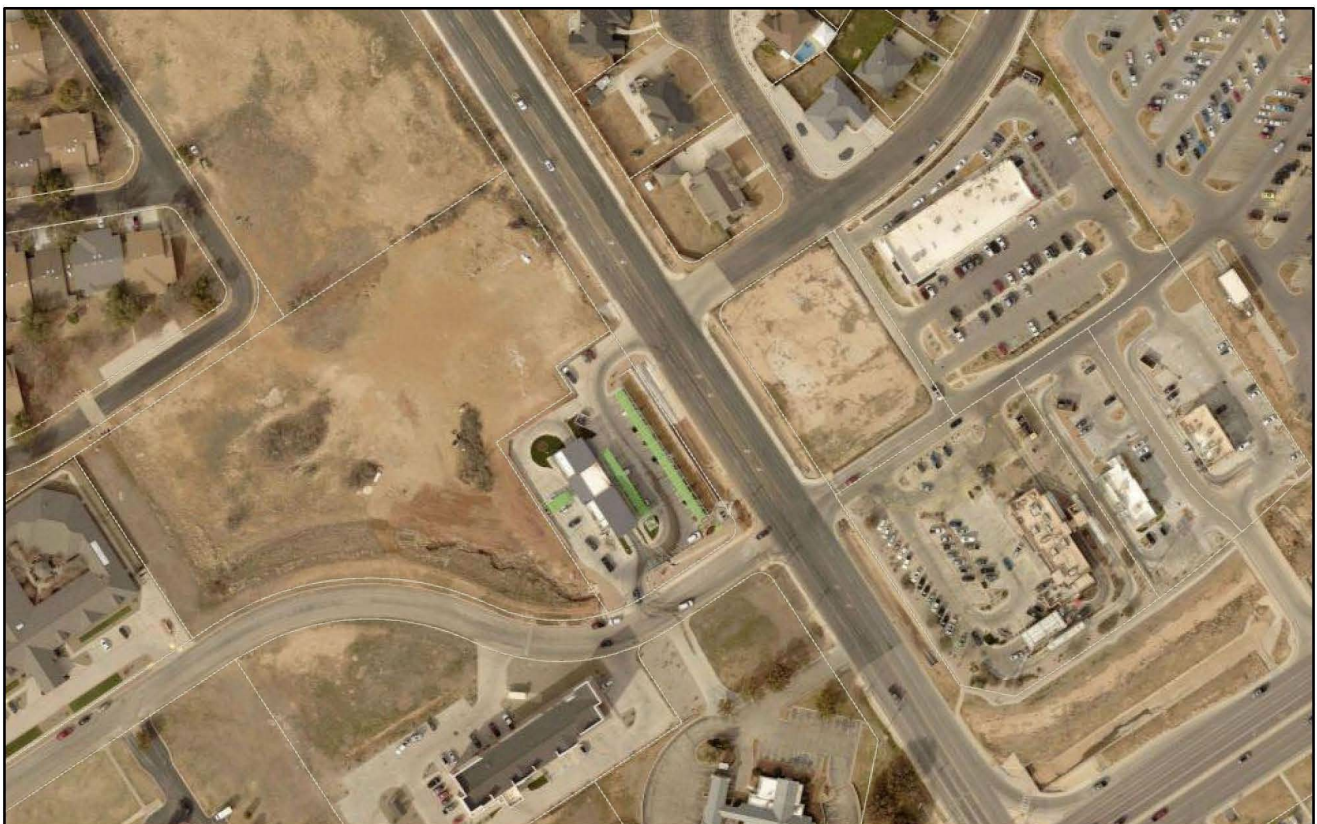
Recommendation: *Staff recommends Denial of Far West Addition, Sixth Replat in Section 2 Block 2.*

Attachments:

Aerial Map
Final Plat

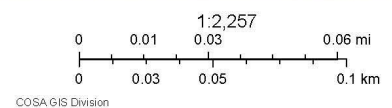
Aerial Map

Far West



1/18/2024, 12:49:22 PM

 Parcels



[illegible]

STAFF REPORT – PD23-08

Planning Commission: January 22, 2024

City Council 1st reading: February 20, 2024



APPLICATION TYPE:		CASE:	
Rezoning		PD23-08: 1521 S Concho Park Drive	
SYNOPSIS:			
The applicant, the City of San Angelo Community Development Department, has applied for a rezoning of Abst: A-0059 S-0166 Survey: G Blum; 5.436 acres (Old SAFD Fire Training Center); from Ranch and Estate (R&E) to a Planned Development (PD) with an underlying base of General Commercial (CG) and Open Space (OP). This allows a base zoning of Open Space on existing City Land with recreational and Open Space plans and with the ability to allow commercial development and perhaps the eventual sale of a portion of the property (2 acres) located at 1521 S Concho Park Drive.			
LOCATION:		LEGAL DESCRIPTION:	
1521 S Concho Park Drive		Abst: A-0059 S-0166 Survey: G Blum; 135 acres (Old SAFD Fire Training Center);	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Glenmore Neighborhood	R&E to PD	Open Space and General Commercial	5.436 Acres
THOROUGHFARE PLAN:			
E. Avenue L: Major Throughfare, 90 Feet width – ROW; 56 feet – paving: Existing 135 ft. ROW; 51 ft. paving S. Concho Park Dr. Local Street 100 ft. ROW 36 ft. paving			
NOTIFICATIONS:			
4 notifications mailed within 200-foot radius on 12/27/2023. We have received zero in support and zero in opposition at this time.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from Ranch & Estate to Planned Development of the property located at 1521 S Concho Park Drive with three conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo Petitioner: Community Development Department			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext 1546 Sherry.bailey@cosatx.us			

Additional Information: The petitioner intends to convert existing structure for indoor animal pens. They also intend to build exercise pens or yards, additional holding pens and exercise pens. The 3,900 sq. ft. building will be converted into storage and staff offices. Later on, staff would like to convert some of the property into event areas and parking for animal support event workers and people who want to come out and work with the animals. There would also be an area along the river for trail development and public river use or exercise area.

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 has this area as Open Space with some 2 acres of Commercial development. The intended use would fit with the Comprehensive Plan.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The existing zoning in the area is Ranch & Estate, which lends itself to one acre lots and open space. The intended use on the City land is compatible with that use.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The surrounding area is zoned R&E, with Single Family Residential across the local street. There is a small area of commercial zoning where E. Avenue L joins Paint Rock Road. The proposed use would be consistent with the small area of retail commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** This area was used as a Fire Training Center but has not been used that way for a number of years. This area has been in a holding pattern for a number of years.
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 would have greater visibility at this site and therefore a better chance of meeting the needs of the community service.
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 for a low density use area.

Recommendations:

Staff recommends **APPROVAL** of the rezoning from Single-family Residential to Planned Development Abst: A-0059 S-0166 Survey: G Blum; 5.436 acres (Old SAFD Fire Training Center located at 1521 S Concho Park Drive with **three conditions**:

Conditions of Approval:

1. Any new signage will require approval from the Planning and Development Services department.
2. All new site lighting on the premises shall be shielded, downward emitting and configured in such as manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
3. A site development plan will need to be submitted showing the different land use areas, building development plans, fenced area plans and the recreational, trail area that is to be set aside for development.

Attachments:

Approved Plat
Zoning Map
Notice Map

Red triangle is 2 acres for Animal Control use



Aerial Map

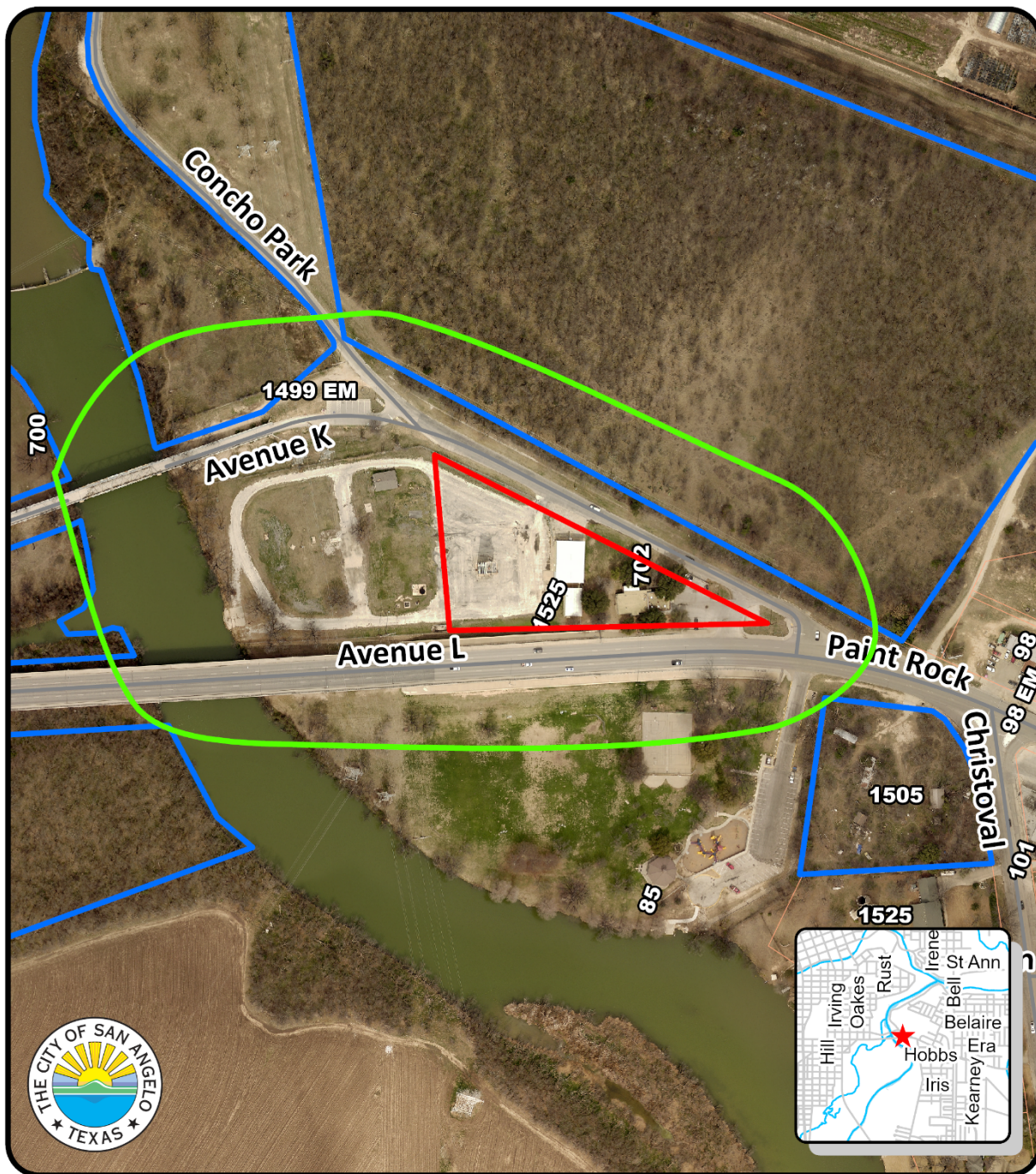
PD23-08: 1521 S Concho Park

Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Properties: 





200' Notification Map
PD23-08: 1521 S Concho Park

Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

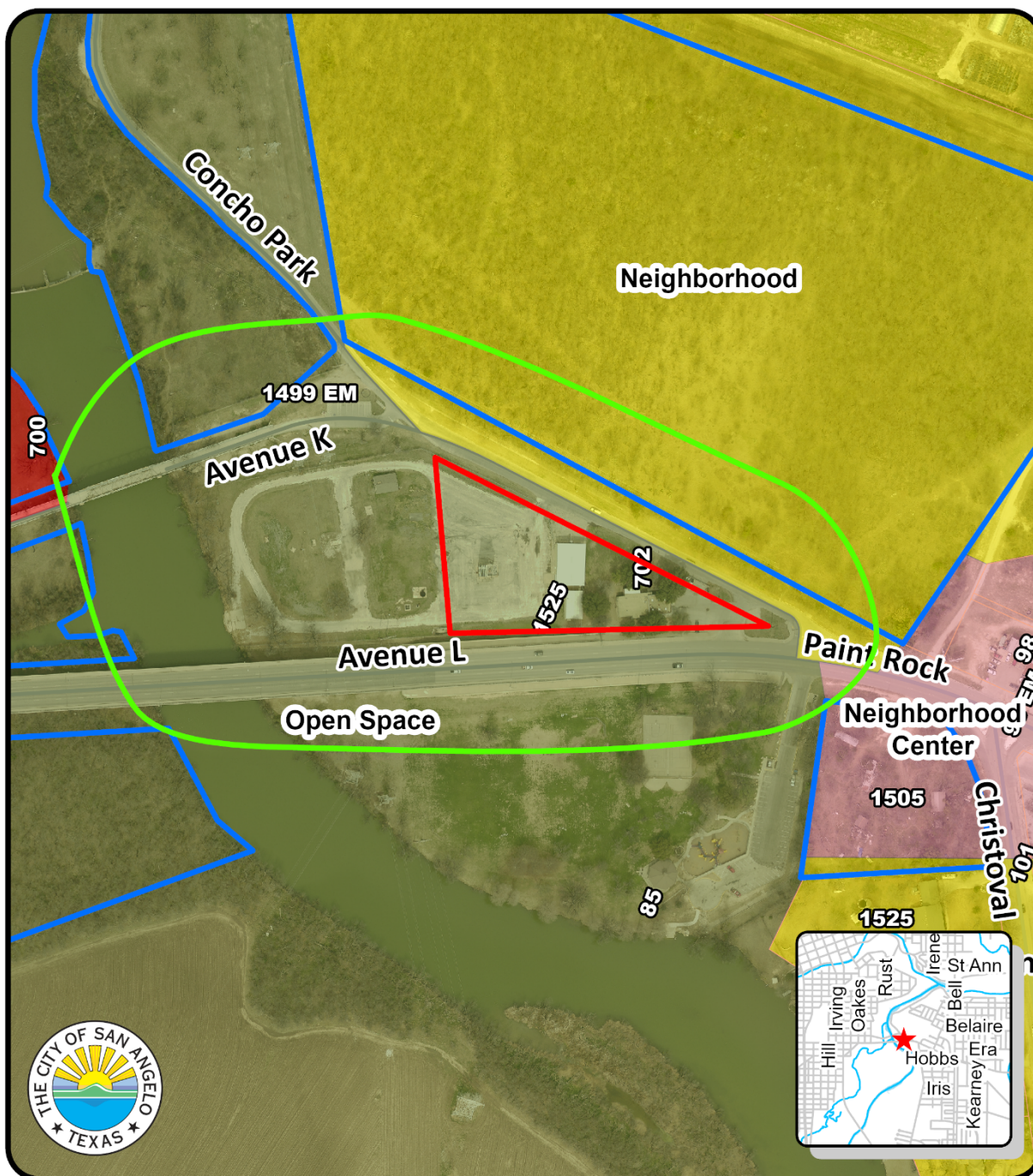
Subject Properties: —

200' Buffer: —

Notified Properties: —

N





Vision Map

PD23-08: 1521 S Concho Park

Council District: #3 Harry Thomas

Neighborhood: Glenmore

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Properties:



200' Buffer:



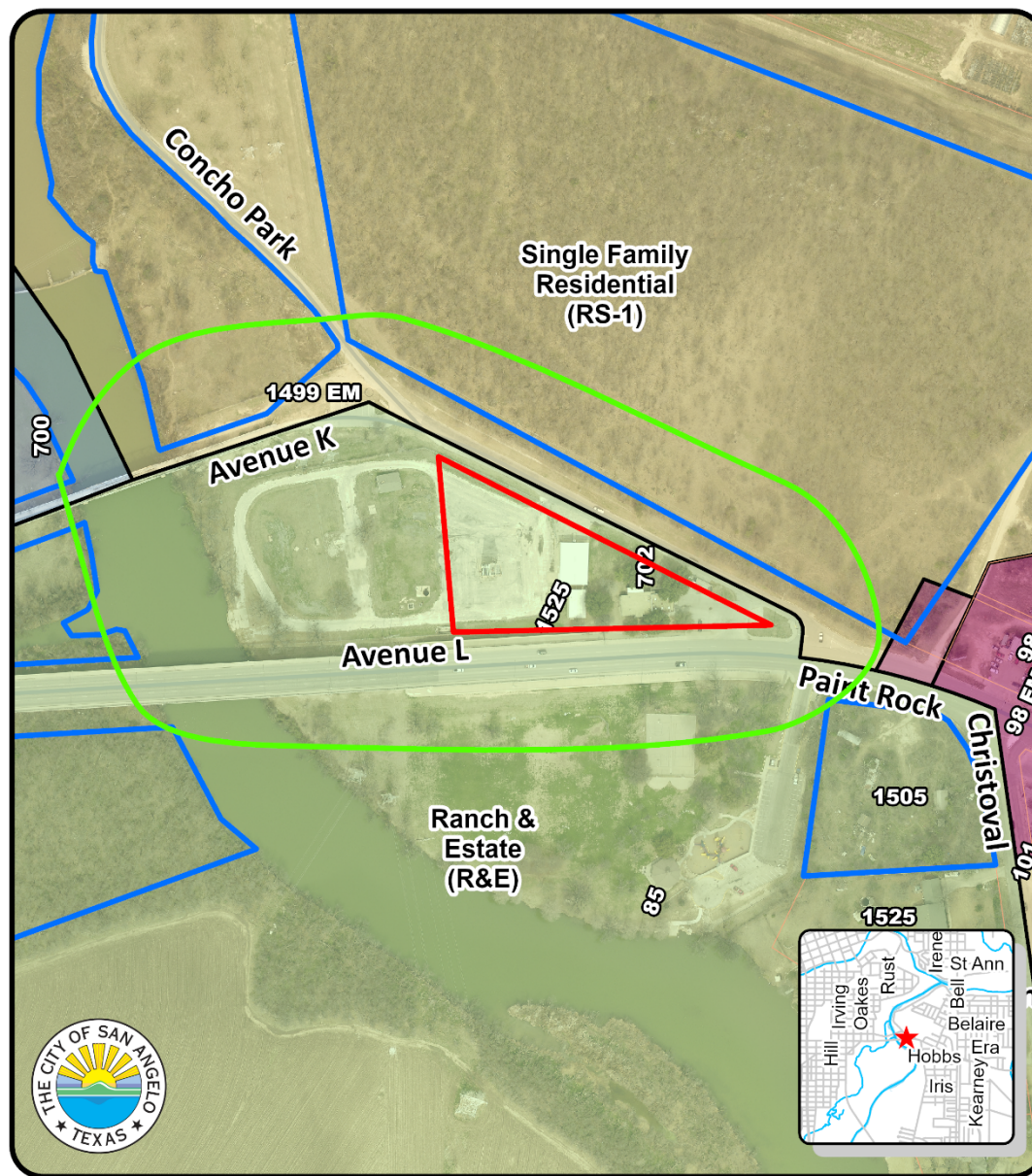
Notified Properties:



N



Planned Development (PD with underlying Open Space and General Commercial)



Zoning Map

PD23-08: 1521 S Concho Park

Council District: #3 Harry Thomas

Neighborhood: Glenmore

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Properties:



200' Buffer:



Notified Properties:









STAFF REPORT – CP23-06 & Z23-18

PLANNING COMMISSION – January 22, 2024

City Council 1st reading: February 20, 2024

City Council 2nd reading: March 5, 2024

APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment and Rezoning		CP23-06 & Z23-18: Smith Blvd.	
SYNOPSIS:			
The applicant has submitted a request for a Comprehensive Plan Amendment from “Commercial” to “Neighborhood” and for a rezoning from Office Commercial (CO) to Single Family Residential Zoning (RS-1) at the southwest corner of Smith Blvd and Gregory Drive. This is an area that is just north of East Houston Harte Expressway in the Paulann neighborhood. The applicant wants to build single family homes on these 11 acres. The property is located immediately adjacent to 43 + acres that is also zoned residential, but is zoned RS-3, which is Zero Lot Line, Twinhome and Townhome Residential, then there is RS-1 Single Family Residential beyond that point. This small area of Single-Family Homes will act as a transitional area between two medium density land uses. Residents of the area will be able to take advantage of both service growth areas and employment areas just a short distance from their homes. It is comparable to communities twice San Angelo’s size or larger where economies of design occur.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest corner of Smith Blvd. and Gregory Dr.		Survey No. 327, Abstract No. 344; 11 acres out of 51.47 acres recording instrument 202117731 (A-4252 S-1111)	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	
SMD District #4 – Lucy Gonzales Paulann Neighborhood	Office Commercial (CO) to Single Family Residential (RS-1)	Commercial to Neighborhood	11 acres
NOTIFICATIONS:			
13 notifications for CP23-06 & Z23-18 were mailed within a 200-foot radius on December 27, 2023. No responses in favor or against have been received.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Comprehensive Plan Amendment (CP23-06) from Commercial to Neighborhood and APPROVAL of the rezoning from the Office Commercial (CO) to Single-Family Residence (RS-1) for the property located at Southwest corner of Smith Blvd. and Gregory Drive.			
PROPERTY OWNER/PETITIONER:			
Applicants: Danny Aguero Sierra Vista Construction			
STAFF CONTACT:			
Sherry L Bailey Principal Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Additional Information: Staff met with the applicant's representative concerning the proposed Comprehensive Plan and rezoning at a development meeting. We are supportive of their approach to this development and are carrying the application forward.

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, the zoning on the area is Office Commercial which is a less intensive medium density development. The proposed change is for single family homes that can take advantage of the flexibility of the zoning in the area which lends itself to a mix of uses and residential development.
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 users have in common is they are contributing to a mixed-use area that will benefit from their availability.
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 in these types of areas has a history of success. The single-family homes proposed are good starter homes for young families that will benefit from this area.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property in question is part of the neighborhood.

Recommendation: Staff recommends **APPROVAL** of the Comprehensive Plan Amendment CP23-06 from Commercial to Neighborhood and **APPROVAL** of the rezoning from Official Commercial to Single-Family Residence (RS-1) for the property located at the southwest corner of Smith Blvd. and Gregory Drive.

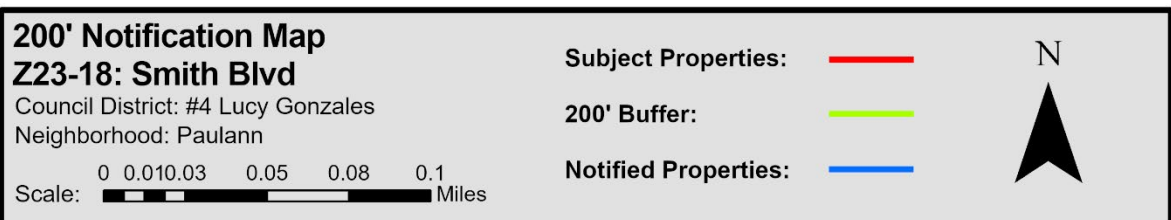
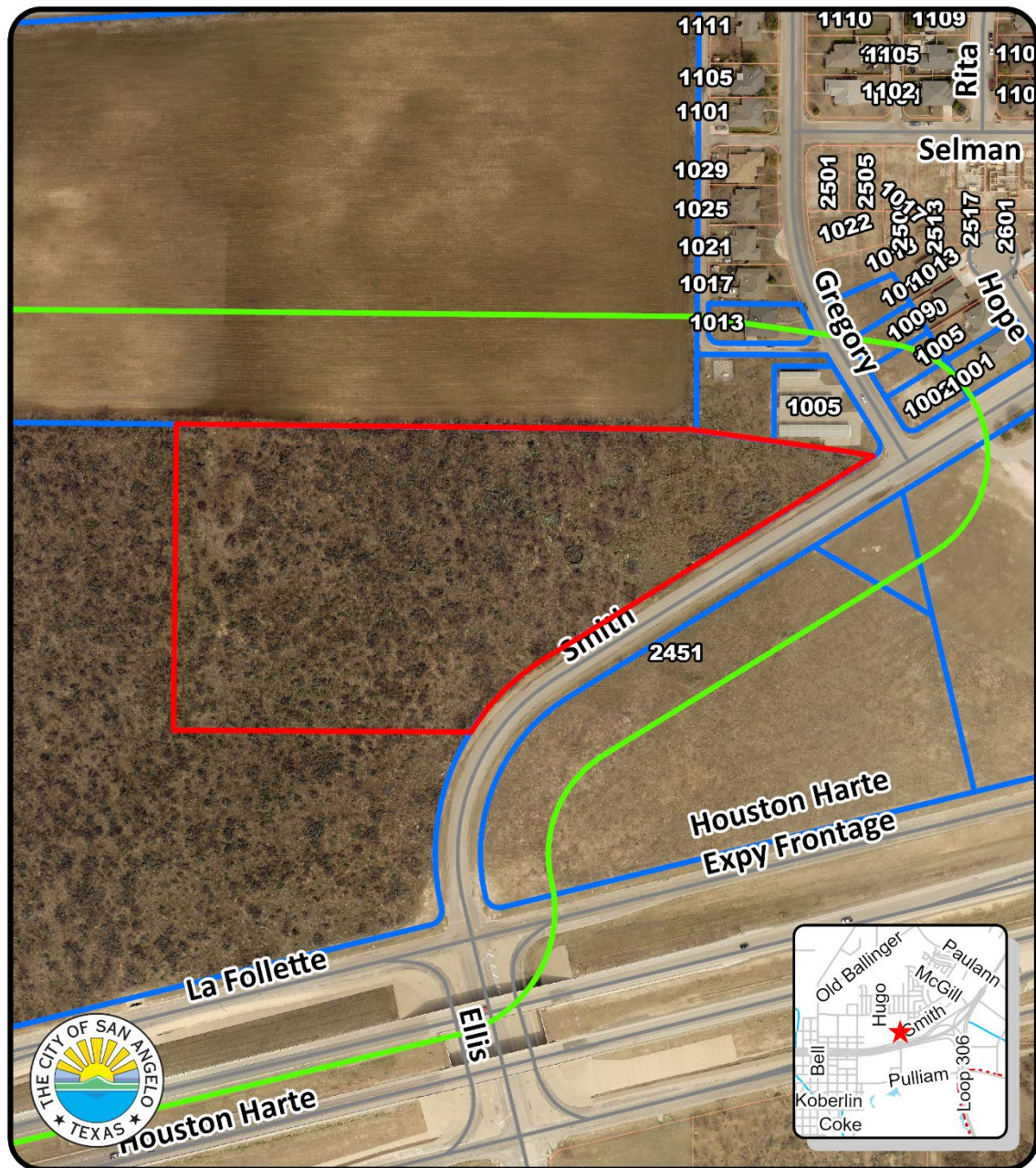
Attachments:

Aerial/Notification Map

Zoning Map

Future Land Use Map

Site Photos





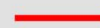
Aerial Map

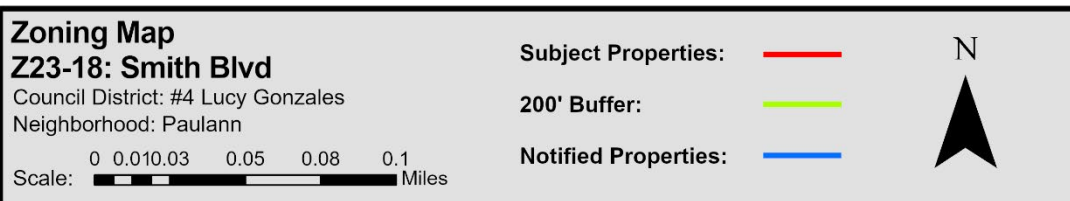
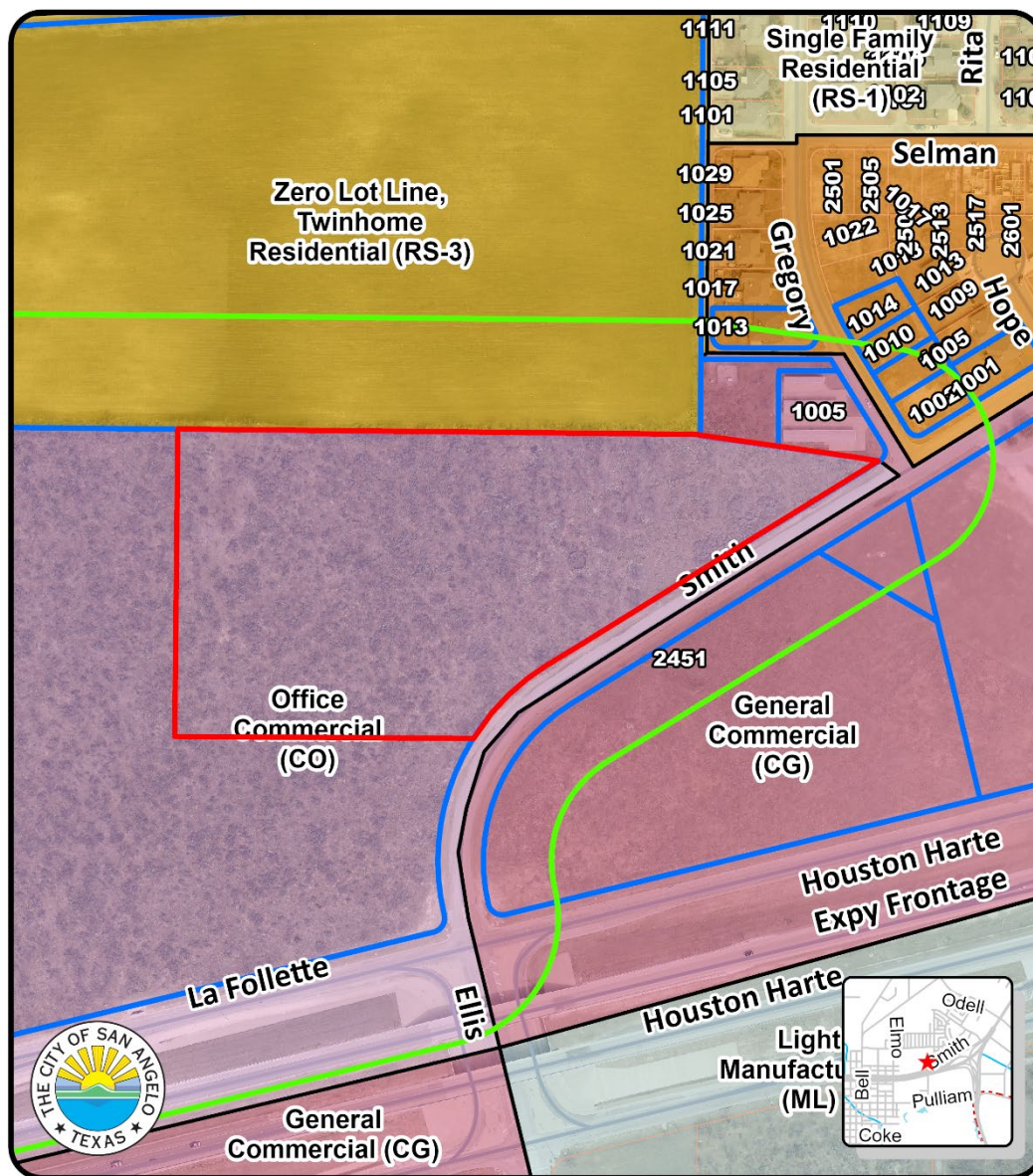
Z23-18: Smith Blvd

Council District: #4 Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Properties:









STAFF REPORT

Planning Commission: January 22, 2024

City Council 1st reading: February 20, 2024



APPLICATION TYPE:		CASE:	
Comprehensive Plan Change: Commercial to Neighborhood Commercial Rezoning request: CG/CH to Neighborhood Commercial		CP23-05 – request to change comprehensive plan from commercial to neighborhood commercial at 22, 21, 18,17,15 W. 17th St. and 22, 18, 16, 6 W. 16th St, and 1705 and 1621 N. Chadbourne St. and Z23-19 A rezoning request from (CG/CH) General Commercial/Heavy Commercial to low-rise multifamily (RS-1) at 1621 N Chadbourne	
SYNOPSIS:			
The applicant has requested to rezone property from General Commercial, Heavy Commercial to the low-rise multifamily RM-1 zoning district. This will require a comprehensive plan change from commercial to neighborhood commercial to accommodate the residential style the applicant is wanting to move towards. This property also has a Historical Overlay, this request will not remove nor change the Historic Overlay and a Historic Landmark.			
LOCATION:		LEGAL DESCRIPTION:	
1261 N Chadbourne		Lot: 8 9 & 10, Blk: 15, Subd: LASKER ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #4 Lucy Gonzales Neighborhood: Regan	CG/CH – General Commercial Heavy Commercial	Commercial	.482 Acres
THOROUGHFARE PLAN:			
Chadbourne – classified as a Minor Arterial with 80’ of right of way and 54’ of paving. W. 17 th Street – classified as a local road with 97’ of right of way and 62+ of paving.			
NOTIFICATIONS:			
Notification was sent for the Comprehensive Plan change and the Zone Change 43 notifications mailed. Two received in support and one in opposition.			
STAFF RECOMMENDATION:			
Staff recommends <u>APPROVAL</u> of the comprehensive plan change from commercial to neighborhood commercial and the rezoning request from CG/CH to RM-1 zoning			
PROPERTY OWNER/PETITIONER:			
Owner: Huhammad Hilal Shadid			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Assistant Director (325) 657-4210, Extension 1542			

Additional Information: The main house at 1621 N Chadbourne was listed on the local and state historic register in 1988. It is unclear if the home had already been converted to apartments at that time or still a single-family home. Today there are 4 apartments, and the goal is to move to approximately 10 apartments if possible. Current zoning does not allow that size expansion without moving to a multifamily zoning. The property owner also anticipates doing a subdivision to create two additional lots for housing. There is enough space and lot size to subdivide into 3 lots which would meet the RM-1 zoning requirements. This is an area of N Chadbourne where many residential style properties come in close contact with commercial properties, some residential properties even have been converted to small scale commercial. This all fits the Neighborhood Commercial designation for the Comprehensive plan.

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; however, with a Historic building on the property and the conversion to apartments the better fit would be a lessor intensity Neighborhood Center to match the north and south adjacent properties.
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, in fact it would allow the property owner to move forward with a plan all while preserving the Historic features and bringing new life to the property.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** As noted above, the properties in this area are a mix of uses. In surveying the area, the one thing that was noted was the need for redevelopment in this area of town. As such, they will complement the area and the various uses.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** This almost half-acre lot could see changes with a subdivision in the future to add additional housing that would complement the current historical structure. The changes would be controlled through the Design and Historic Commission as the whole lot currently has the historic overlay.
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.** While the natural environment is not expected to be changed significantly, the density of structures would cause potentially more traffic to exit onto 17th street.
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. There is a need for apartments in our community and small-scale housing development is a feasible way to utilize the property.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result**

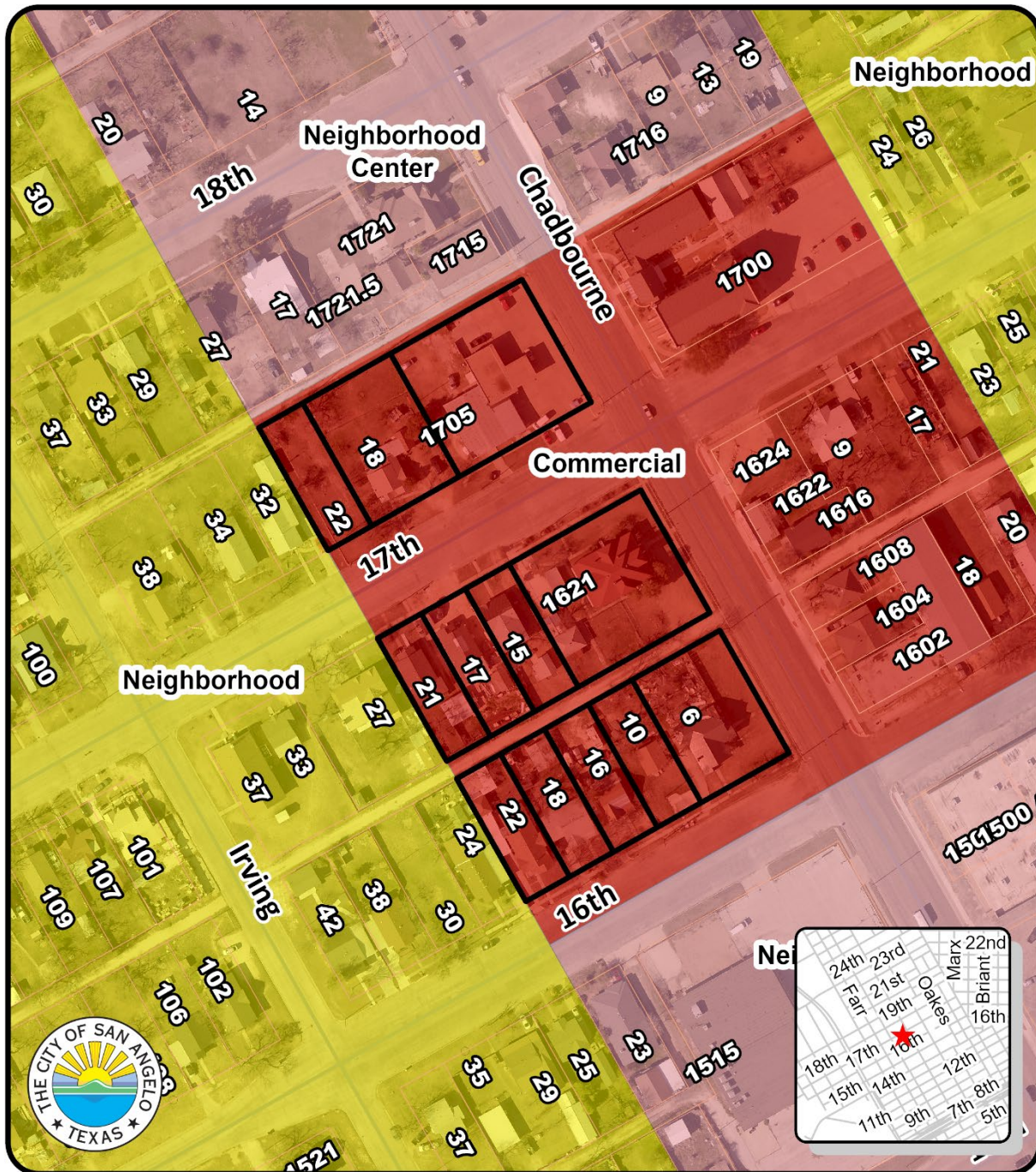
in a logical and orderly pattern of urban development in the community. The property in question is along a minor arterial which serves the neighborhood and a commercial thoroughfare connecting the historic downtown with the coliseum to the north. It provides a compatible transition from heavier commercial uses and residentially type areas and providing a lessor intense zoned areas such as RM-1 allows the continuation of residential style properties to coexist along with the commercial properties.

Recommendation:

Staff recommends **APPROVAL** of the request to comprehensive plan change from commercial to neighborhood commercial and the rezoning request from CG/CH to RM-1 zoning

Attachments:

Aerial Map
Future Land Use – Comprehensive Plan
Zoning Map
Notice Map



Vision Map

CP23-05: 1621 N Chadbourne

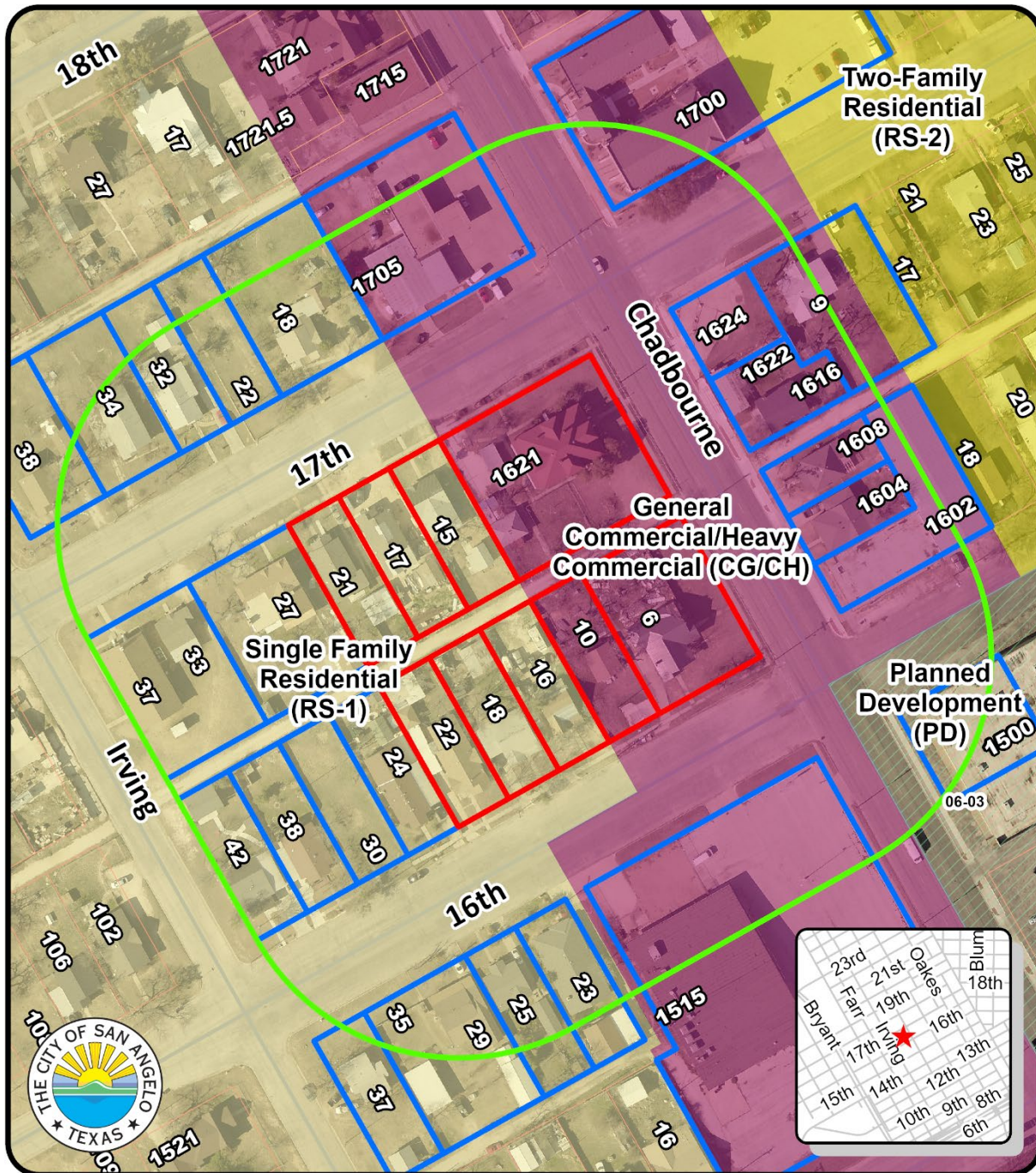
Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Subject Properties: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles





Zoning Map

CP23-05: 1621 N Chadbourne

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

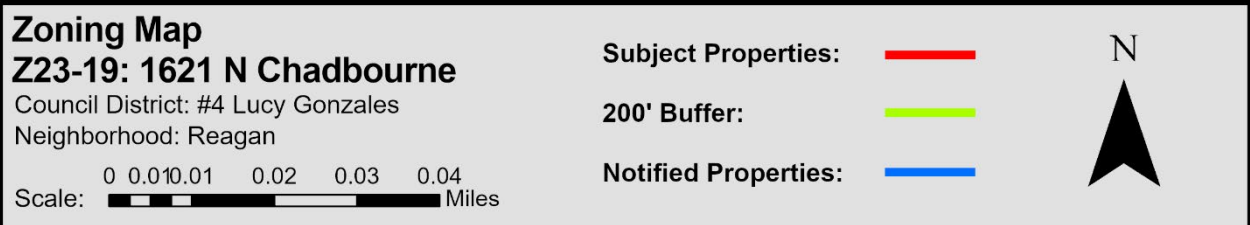
Subject Properties:

200' Buffer:

Notified Properties:

N









CASE #: Z23-19 & CP23-05 – ZONE CHANGE

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: GARDEN GATHERING INC
Address: 1700 N CHADBOURNE

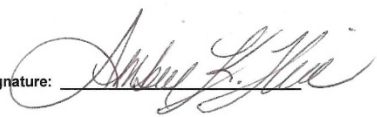
Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

For the PLANNING COMMISSION

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

CASE #: Z23-19 & CP23-05 – ZONE CHANGE

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: ORTIZ SERGIO & CIRILA
Address: 18 W 17TH ST

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

Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

For the PLANNING COMMISSION

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

CASE #: Z23-19 & CP23-05 – ZONE CHANGE

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: MOYA THELMA C
Address: 1624 N CHADBOURNE

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

Email: planning@cosatx.us

I am in favor ☐

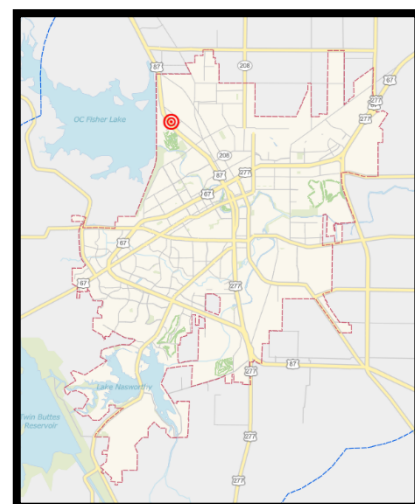
I am opposed ☒

Additional Comments:



STAFF REPORT
PLANNING COMMISSION – January 22, 2024
City Council First Reading - February 6, 2024
City Council Second Reading – February 20, 2024

APPLICATION TYPE:	CASE:		
Rezoning	Z23-20 – 926 Humble Road		
SYNOPSIS:			
The applicant is requesting a zone change from Light Manufacturing (ML) to General Commercial (CG). The owner intends to develop the land for a banking facility. The type of banking development intended, involving foot and/or vehicle traffic, is not allowed by right in Light Manufacturing and would require a rezoning.			
LOCATION:	LEGAL DESCRIPTION:		
East side of N. Bryant Blvd., north of Humble Rd.	Abst: A-0061 S-0315, Survey: C BECK, 7.3900 ACRES		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood: Riverside	ML	Commercial	7.39 acres
THOROUGHFARE PLAN:			
N. Bryant Blvd, Major Arterial State Highway 87 - Humble Road, Minor Arterial			
NOTIFICATIONS			
13 notices were mailed out. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from Light Manufacturing to General Commercial.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Brady M. Johnson The Bank and Trust, S.S.B.			
STAFF CONTACT:			
Austin Reed Planning Technician (325) 657-4210, Extension 1550 austin.reed@cosatx.us			



Information:

This is an older region of the city along a state highway. It is a high-traffic area that people pass when entering or exiting San Angelo, and it seems to be trending towards commercial. There is a large amount of open land to develop.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

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 property is currently zoned Light Manufacturing (ML), while the Comprehensive Plan designates the area for "Commercial." Rezoning to General Commercial (CG) will help to bring the property into alignment with the "Commercial" Land Use designation in the City's Comprehensive Plan, updated in 2009.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
As proposed, this lot will meet all requirements for General Commercial (CG) zoning.
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.**
This rezoning is compatible with the surrounding area. The large tracts bordering just south of Humble Road are Heavy Commercial and actively developing for retail use. To the north and west are many large and/or vacant lots. To the east are very long Ranch and Estate (R&E) residential lots whose improvements are 700-900 feet away from the subject property. This is an open, high-traffic area that is largely undeveloped and welcoming towards commercial development.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
The lot is currently vacant and zoned for Light Manufacturing. The applicant wishes to develop the land for banking and potentially further retail in the future.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff does not anticipate any adverse environmental affects at this time. A review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues through the subdivision platting process.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

There are several residential developments in proximity of this area who stand to benefit from the development of what has, up to this point, been vacant land. Not only would this rezoning stand to serve those neighborhoods, but commercial zoning on a major road would serve all those who travel in and out from US Highway 87.

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.*

This rezoning and its subsequent buildout would provide additional commercial traffic in an area that is only now beginning to develop.

Recommendation:

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

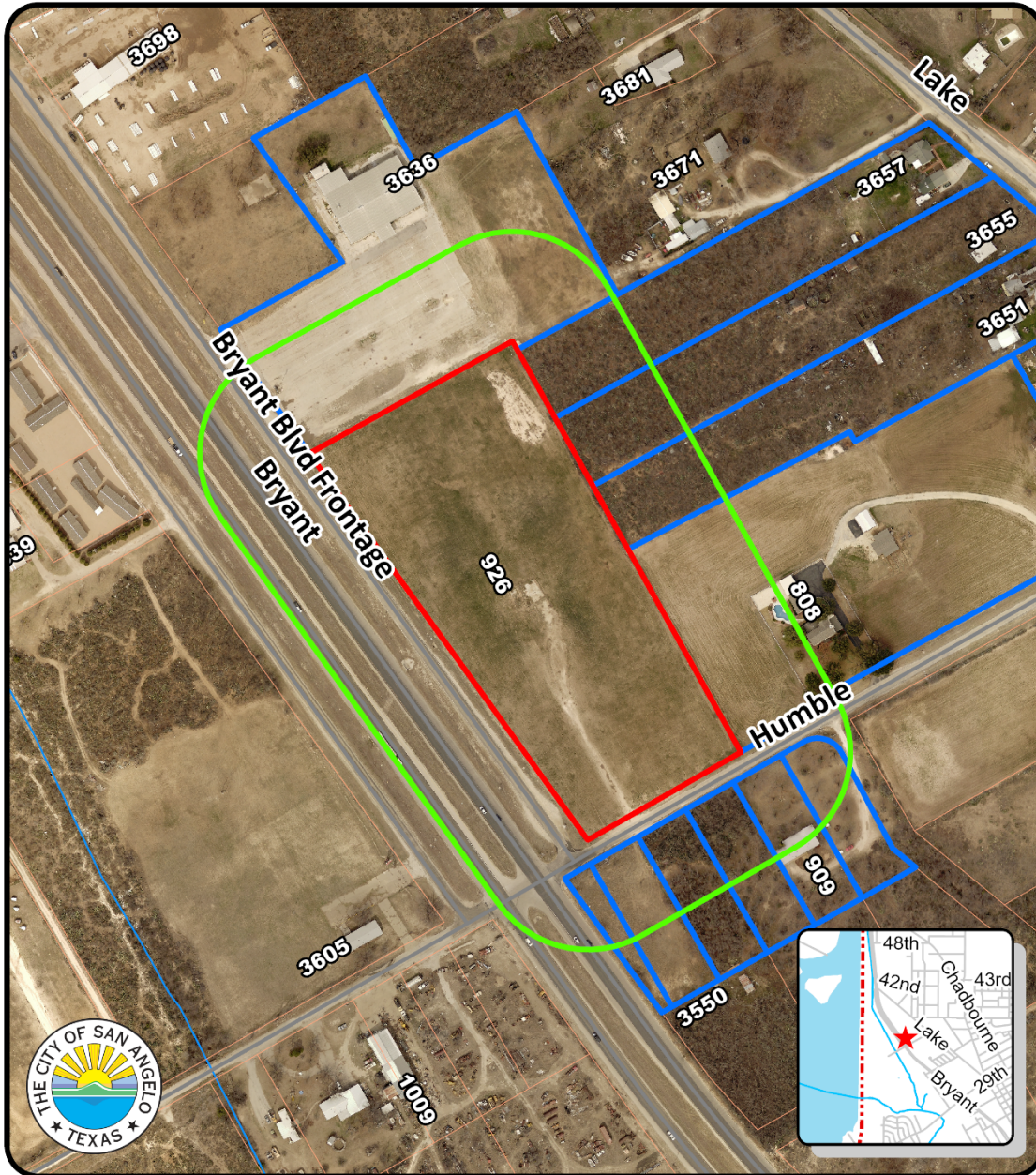
Attachments:

Notification Map

Aerial Map

Zoning Map

Notification Map



200' Notification Map Z23-20: 926 Humble Road

Council District: #2 Tom Thompson
Neighborhood: Riverside

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:



200' Buffer:



Notified Properties:



N



Aerial Map



Aerial Map

Z23-20: 926 Humble Road

Council District: #2 Tom Thompson

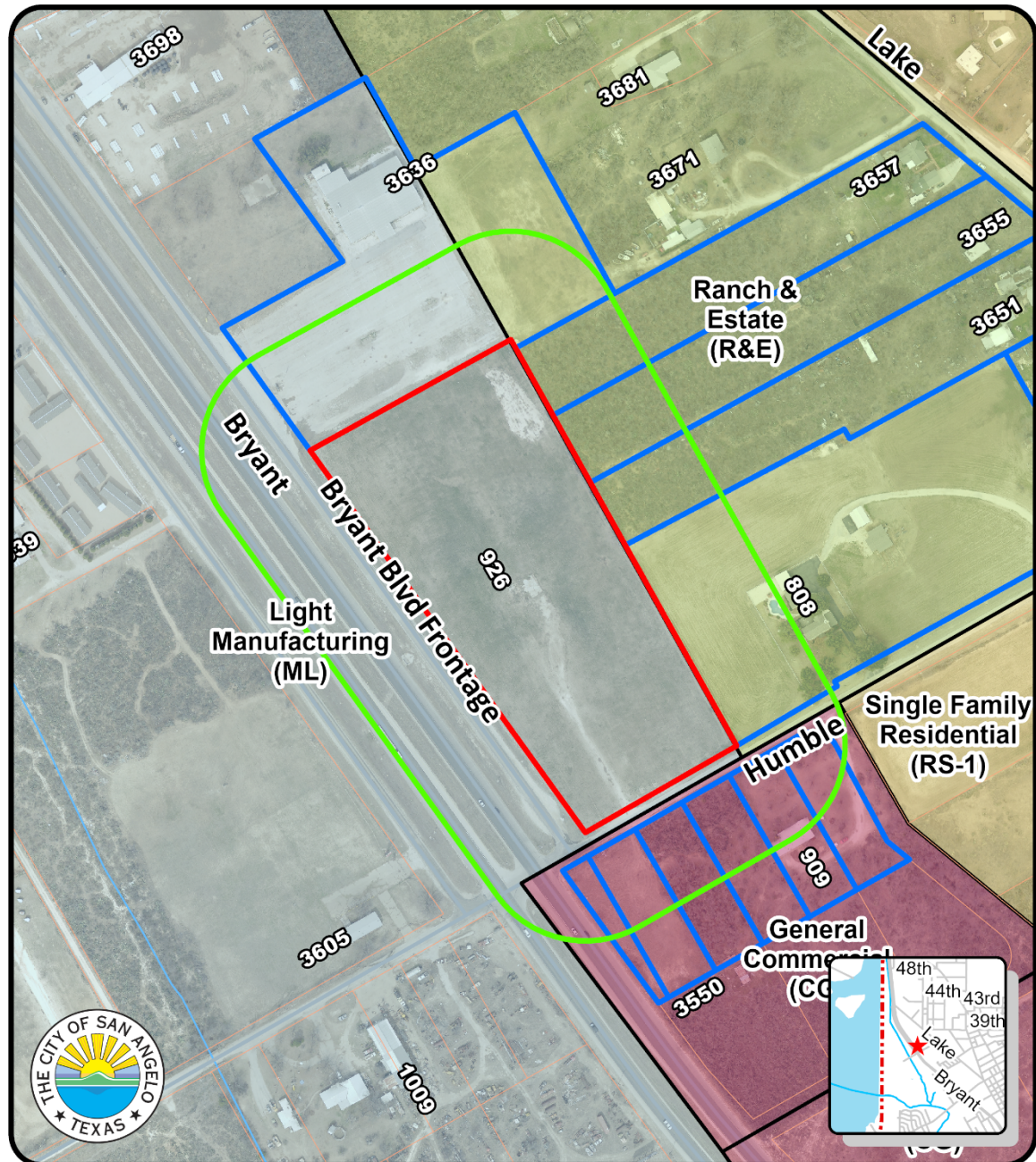
Neighborhood: Riverside

Subject Properties: ———

Scale: 0 0.01 0.03 0.04 0.06 Miles



Zoning Map



Zoning Map

Z23-20: 926 Humble Road

Council District: #2 Tom Thompson

Neighborhood: Riverside

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:



200' Buffer:



Notified Properties:



MEMO



Meeting

Date: January 22, 2024

To: Planning Commission

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

Request: Expansion of Open Structure Overlay to the area of Angelo Heights neighborhood: The 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 blocks of Louise Dr, 1000 blocks of Cordell Dr., 2700 Block of Eunice Dr., and the 2700 Block of Erline Dr. This is only a map expansion, no change to the text.

Background: Two carports, built without permits, were reported to the city for violations. Two cases came before the Zoning Board of Adjustment for review. ZBA has tabled the cases until the Planning Commission can have the discussion about the Open Structure overlay District and should it be expanded to this specific area.

Notification: 230 property owners have been notified via mail. Currently none in opposition and none in support of the map extension.

Current Data:

1746 Cordell Dr. - Metal Carport
1809 Cordell Dr. - Metal Carport
1614 Catalina Dr. - Metal Carport
1719 Catalina Dr. - Metal Carport
2718 Erline - Metal Carport
2714 Erline - Metal Carport
2749 Catalina Dr. Awning
1731 Catalina Dr. – Metal Porch
2732 Eunice – Metal Carport
2907 Catalina - Metal Carport
2807 Catalina - Metal Carport
2713 Erline - Metal Carport
2743 Catalina - Metal Carport

Average age of housing in the area: 44 years old, oldest appears to be 1969 and newest 2006. Most developments happened between 1969 and 1980.

Most housing has either a single car garage or two car garages. All housing also appears to meet the 25' setback in the RS-1 zoning district.

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 shows this area as Neighborhood. The Open Structure overlay doesn't change the

current RS-1 single family zoning. It gives property owners the ability to construct an open structure which has reduced setbacks but design criteria to allow protection of property while maintaining conformity of look and feel of the neighborhood.

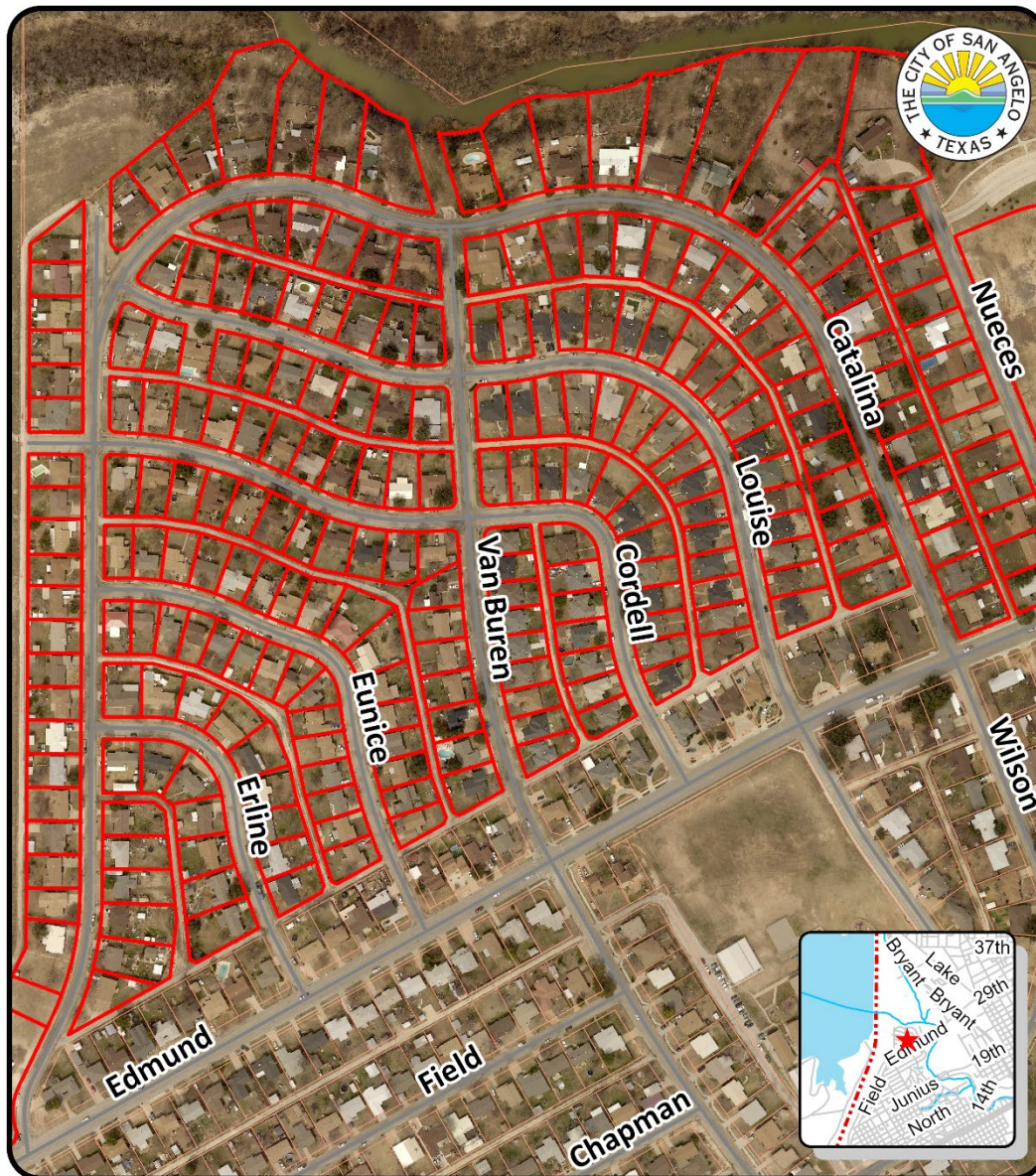
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed rezoning will not conflict with the Zoning Ordinance. This allows for carports and other open structures to have a reduced setback typically designed for properties which have no garage or only a single garage.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The area which faces Edmund and to the south already has the open structure overlay. This simply allows this neighborhood to have the ability to construct open structures with the correct permits and design.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* This would change the front setbacks for an open structure allowing the structure to be within 5' of the front property line. On most streets there is a 5' right of way and the property line, thus an additional 5' back of the property line would give a clear view of over 10' and the structure must be open so visibility can be maximized.
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.* None anticipated at this time.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Open structures have been popping up in the neighborhood. This request to expand the Open Structure Map would allow the open structures; however, many of those would still need to come into compliance with design.
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 development patterns for San Angelo have seen over the past few years seen more open structures being erected in various parts of town. This would allow those structures to be legal; provide permits and design are correct under the Open Structure Overlay.

Recommendation:

Staff recommends **APPROVAL** of the request to expand the Open Structure Overlay map to area of Angelo Heights neighborhood: The 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 blocks of Louise Dr, 1000 blocks of Cordell Dr., 2700 Block of Eunice Dr., and the 2700 Block of Erline Dr.

Attachments:

Aerial Map
Future Land Use – Comprehensive Plan
Zoning Map
Notice Map



Affected Properties Exhibit **Open Structure Overlay Expansion**

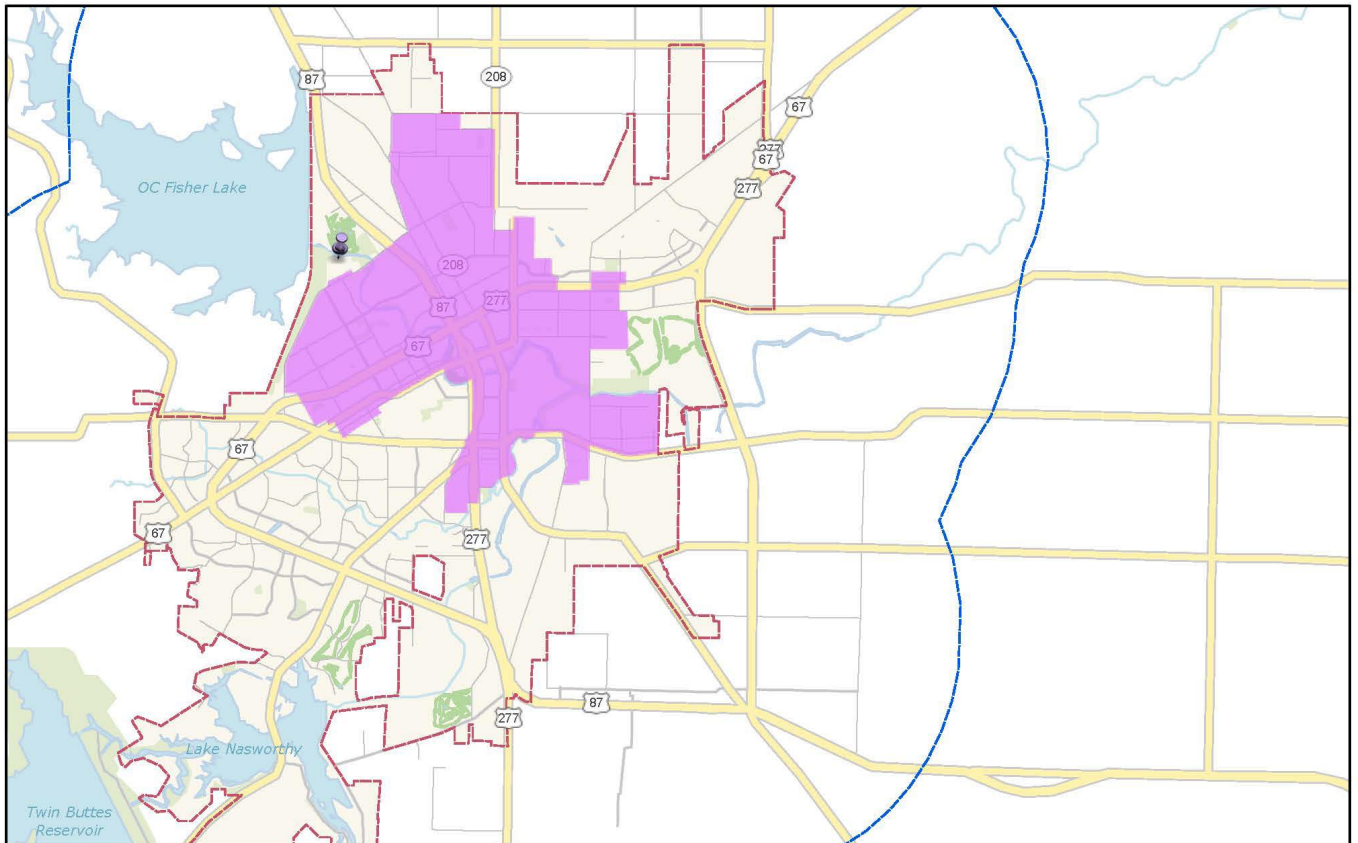
Council District: #2 Tom Thompson
 Neighborhood: Angelo Heights

Affected Properties: —

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles



Open Structure Overlay



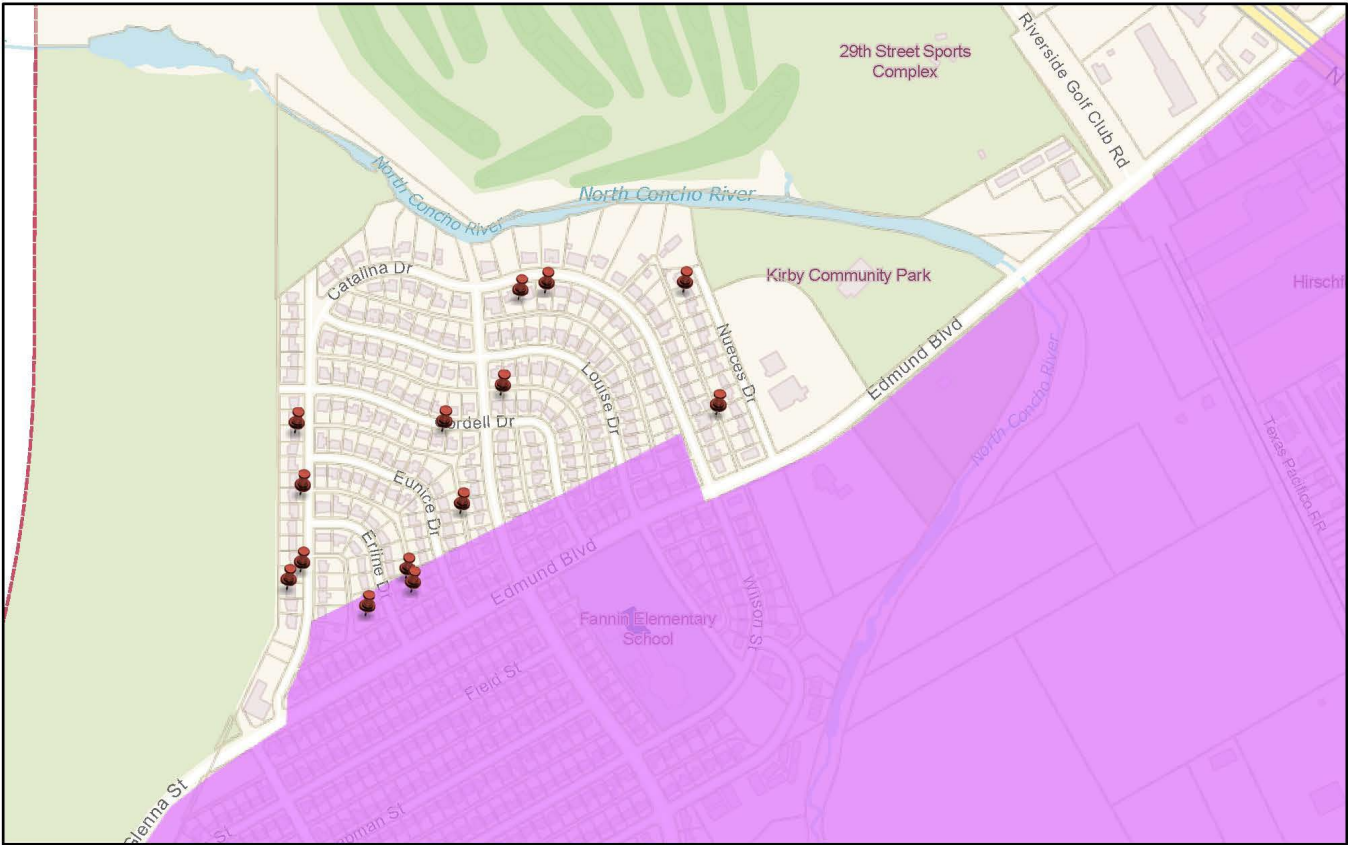
11/20/2023, 7:10:46 AM

 Open Structures Overlay Zone

1:144,448
0 1 2 4 mi
0 1.5 3 6 km
COSA GIS Division

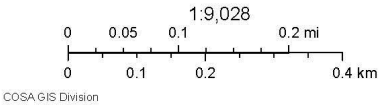
ArcGIS Web AppBuilder
none | COSA GIS Division | COSA GIS Divisions | City of San Angelo Copyright 1987-2014 |

Open Structure extension



11/15/2023, 3:15:28 PM

-  Open Structures Overlay Zone
-  Parcels









STAFF REPORT

Planning Commission: January 22, 2024

APPLICATION TYPE:		CASE:	
Conditional Use – Short Term Rental		CU23-55: 3013 Red Bluff Circle	
SUMMARY:			
Request for a Conditional Use for a Short-Term Rental located at 3013 Red Bluff Circle in the RS-1 Zoning district. This property received a distance variance with case ZBA23-35 on January 8 th , 2024			
LOCATION:		LEGAL DESCRIPTION:	
3013 Red Bluff Circle		Lot: 58 SECTION 3, Blk: 3, Subd: LAKE NASWORTHY, RED BLUFF	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District 1 – <i>Tommy Hiebert</i> Neighborhood – <i>Nasworthy</i>	RS-1	Neighborhood	0.40 acres
NOTIFICATIONS:			
14 notifications were mailed out to landowners within a 200-foot radius of the subject land. 1 in support and 1 email in opposition.			
THOROUGHFARE PLAN			
Red Bluff Cir: Local Road, 50' ROW required (50' Existing), 22' existing pavement			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU23-55: a request for a Conditional Use for a short-term rental on a property zoned RS-1 (Single Family Residence), being 0.40 acres located at 3013 Red Bluff Circle			
PROPERTY OWNER/PETITIONER:			
Property Owner: <i>Tim Brannan</i> Operators: <i>Kelly and Nelson</i>			
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.
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 a lawful agreement with the City that the proposed use is in conformity within the residential zoning district (RS-1).
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 developed area at Lake Nasworthy with residential along Red Bluff Circle. This is a good location for a short-term rental as it is on Lake Nasworthy and a in short distance from 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. 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. This property did receive a distance variance from the Zoning Board of Adjustment after discussion about the application process for the original Conditional Use in Sept. 2022

Recommendation:

Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of CU23-55: a request for a Conditional Use for a short-term rental on a property zoned RS-1 (Single Family Residence), being 0.40 acres located at 3013 Red Bluff Rd.; **subject to the following five Conditions of Approval:**

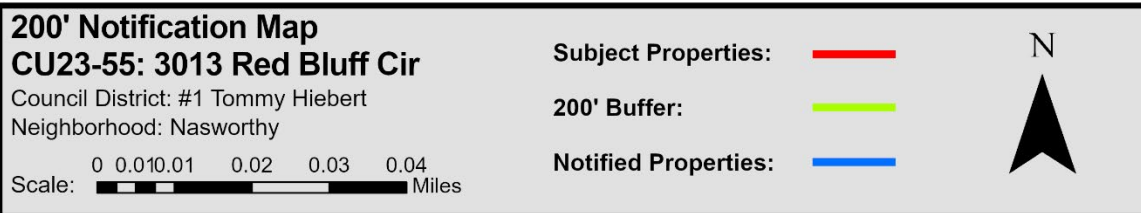
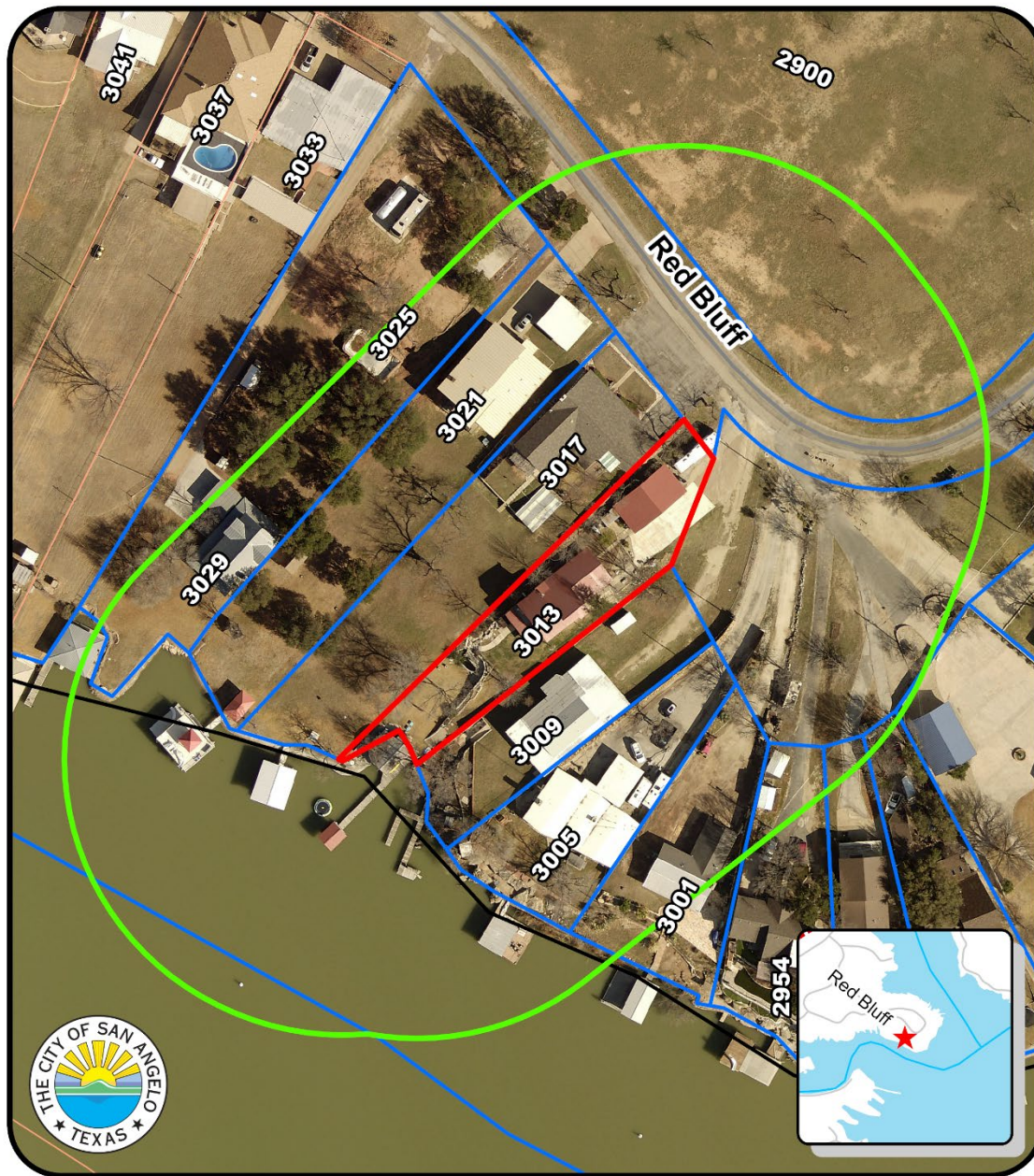
1. The applicant shall apply for and acquire a building permit approval from the Permits and Inspections Division for a Change of Occupancy from the existing single-detached dwelling to a short-term rental.
2. The property owner shall maintain all off-street parking on the premises in a manner consistent 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 Marshall inspection and a Building inspection for a change of occupancy to meet the completion of the requirements for the Conditional Use.

Attachments:

Notification, Satellite, Zone Districts, and Future Land Use Maps
Site Visit Photos

Notification Map



Aerial Map



Aerial Map

CU23-55: 3013 Red Bluff Cir

Council District: #1 Tommy Hiebert

Neighborhood: Nasworthy

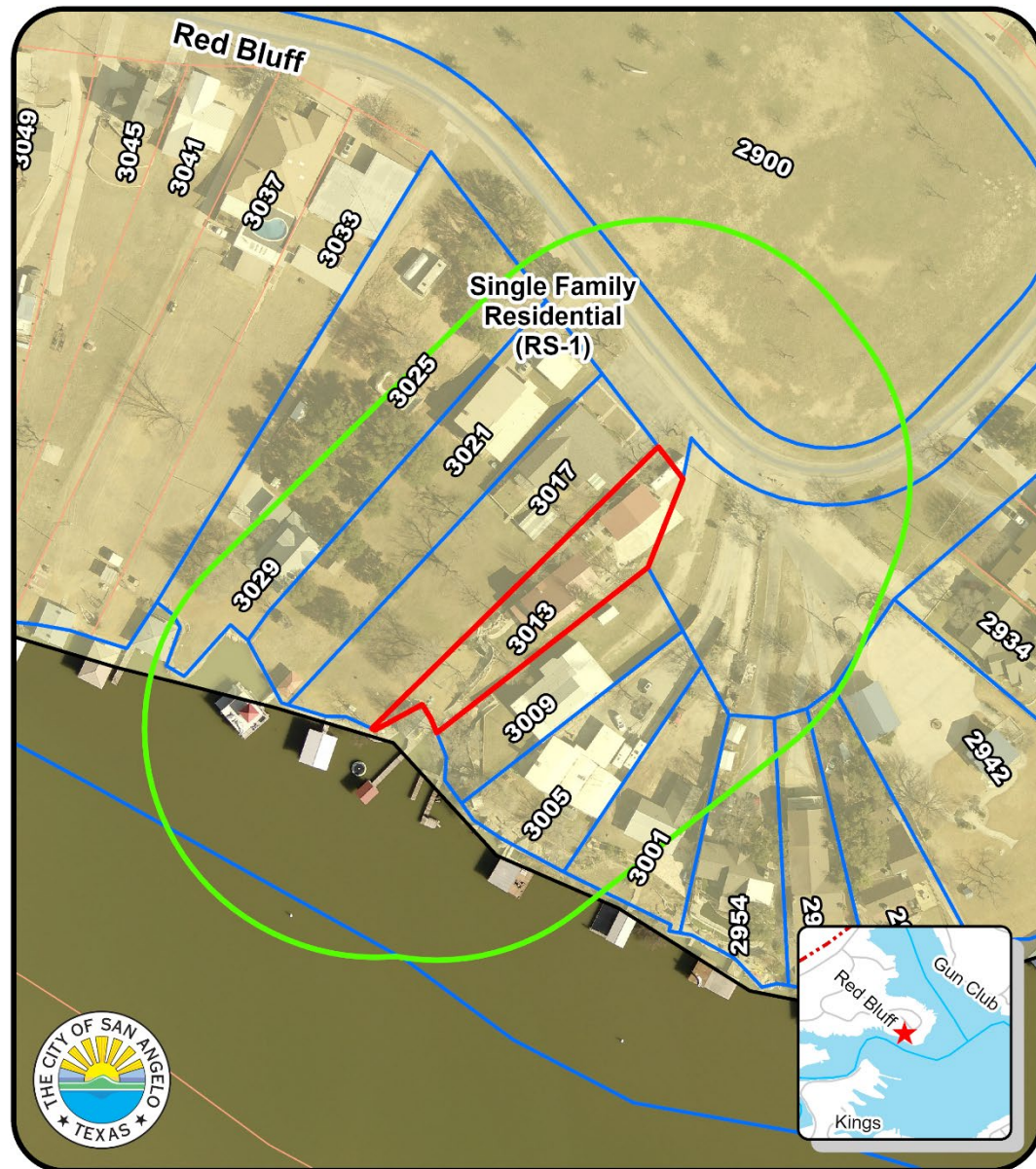
Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Properties: 

N



Zoning Map



200' Zoning Map
CU23-55: 3013 Red Bluff Cir

Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Properties:



200' Buffer:



Notified Properties:



N



Site Photos





Opposition email

City of San Angelo-

Please show that we are in strong opposition “OPPOSED” to the short term rental located at 3013 Red Bluff Cir. case CU23-55.

I personally presented my case to the board three months ago on 09-18-2023 in opposition to another neighbor requesting short term rental at 2950 Red Bluff Cir case CU23-44. During my opposition presentation, myself and another neighbor mentioned the property at 3013 Red Bluff Cir, who is now in question was already running a short term rental without proper authority which we questioned the distance allowed between short term rentals.

The board could not consider this factor since 3013 Red Bluff Cir was conducting a short term rental without city authority.

So now I have a short term rental right next door and another request just a few doors down.

This is presenting several negative issues for my property and my neighbors .. all of which I have already presented to your planning commission.

Thank you-

Patrick Agan

MEMO



Meeting

Date: January 22, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 5, RS-1 zoning area.

Background: CU23-58 - A request for a Conditional Use for a short-term rental located at 1305 S Jackson St. The applicant applied in September 2023 but there was one within 500ft. The circumstances has changed as the one within 500ft no longer has a Conditional Use for a short-term rental.

Notification: 26 Notifications sent. Received 0 in opposition and 3 in favor.

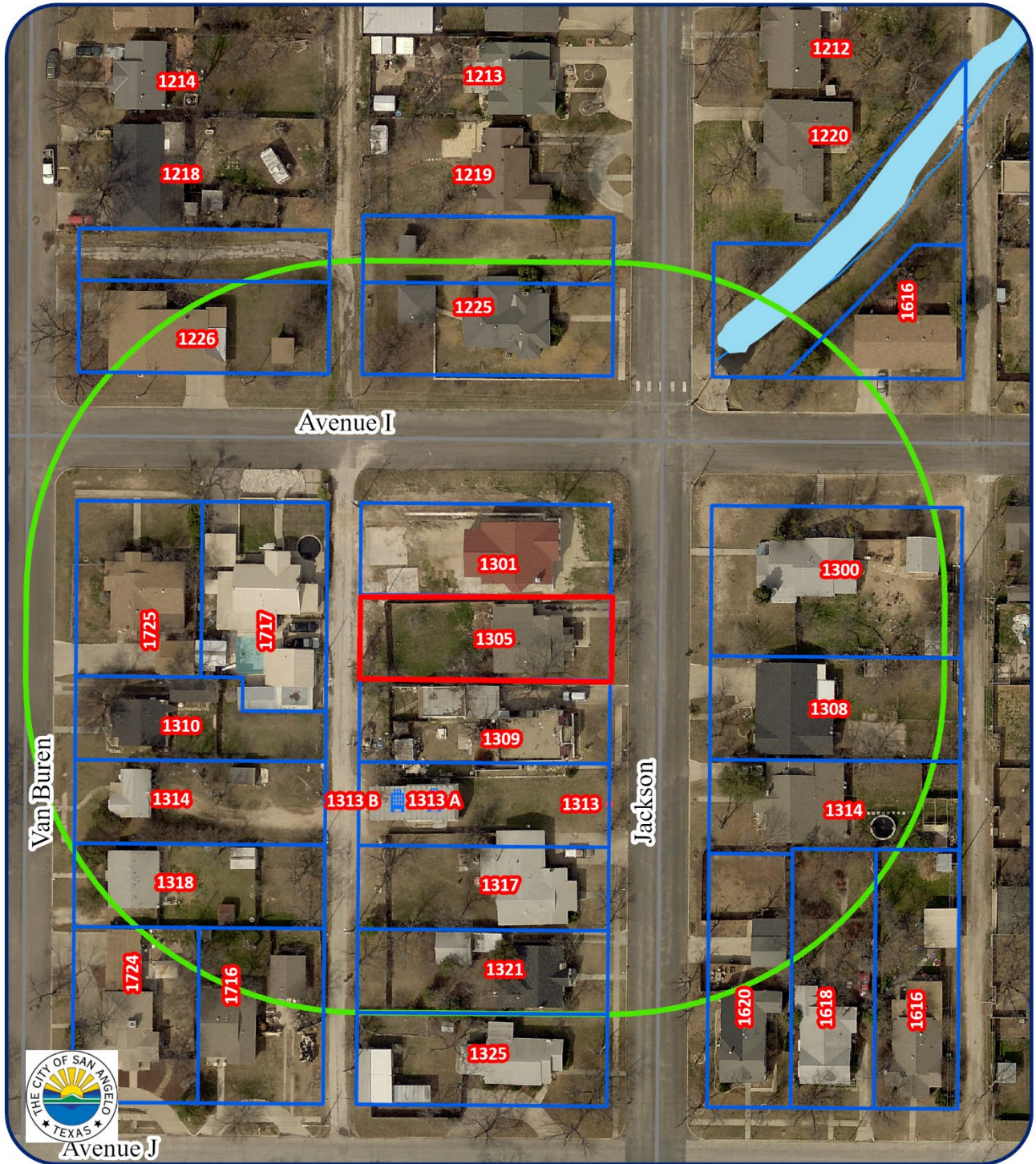
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 1305 S Jackson with **three conditions of approval**.

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

Front of house





200' Notification Map CU23-58 1305 S Jackson St

Council District: #5 Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.01 0.02 0.03
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



From: [Jessica Ayers](#)
To: [*Planning](#)
Subject: Case# CU23-58
Date: Sunday, January 7, 2024 11:37:35 AM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Voting in favor of the case received in the mail!

Name: Lance Ayers

Address: 1620 West Avenue J, San Angelo, TX 76901

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.



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

RADER BRIAN J
3314 BRIARGROVE LN
SAN ANGELO, TX 76904-7322

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU23-58

12/29/2023

WHEN: Monday, January 22, 2024, at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Avenue

CONCERNING: a request for approval of a Conditional Use for a Short-Term Rental in a Single-Family Residential (RS-1) Zoning District. Located at 1305 S. Jackson St, San Angelo, Tom Green County, Texas.

REASON: To operate Short Term Rental.

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

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid blue boundary line around the subject area is only a 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. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 30 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you have questions about these proceedings, please contact **the planning department** at telephone number 325-657-4210 or by email address planning@cosatx.us

For the Zoning Board of Adjustment

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

CASE #: CU23-58

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: RADER BRIAN J

Address: 1616 W AVENUE I

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: 

For the Zoning Board of Adjustment
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU23-58

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: BARTH SHELL JR & BRENDA
Address: 1314 S VAN BUREN

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: _____

MEMO



Meeting

Date: January 22, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 5, RS-2 zoning area.

Background: CU23-60 - A request for a Conditional Use for a short-term rental located at 1219 S David St.

Notification: 20 Notifications sent. Received 1 in opposition and 0 in favor.

Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 1219 S David St with **three conditions of approval**.

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

Front of house





CU23-60 1219 S David St.

Scale: 0 0.01 0.01 0.02 0.03 Miles



From: [Jacob Ornelas](#)
To: [*Planning](#)
Subject: Case #CU23-60
Date: Tuesday, January 16, 2024 5:47:03 PM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Name: Ornelas, Jacob D
Address: 1301 S David St, San Angelo, TX 76903
832.260.4499

Regarding the proposed zoning adjustment to allow short term rental for 1219 S David St, San Angelo, TX

I am **opposed** based on concerns about excessive noise, increased traffic of strangers, erosion of community cohesiveness, and concerns that an absent owner is unlikely to maintain the property in good condition.

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

MEMO



Meeting

Date: January 22, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 5, RS-2 zoning area.

Background: CU23-61 - A request for a Conditional Use for a short-term rental located at 206 N Bishop St.

Notification: 19 Notifications sent. Received 0 in opposition and 0 in favor.

Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 206 N Bishop St with **three conditions of approval**.

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

Front of house





200' Notification Map CU23-61 206 N Bishop St

Council District: #5 Karen Hesse Smith
Neighborhood: Central

Scale: 0 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



MEMO



Meeting

Date: January 22, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 2, RS-1 zoning area.

Background: CU23-62 - A request for a Conditional Use for a short-term rental located at 1630 Catalina Dr.

Notification: 22 Notifications sent. Received 1 in opposition and 3 in favor.

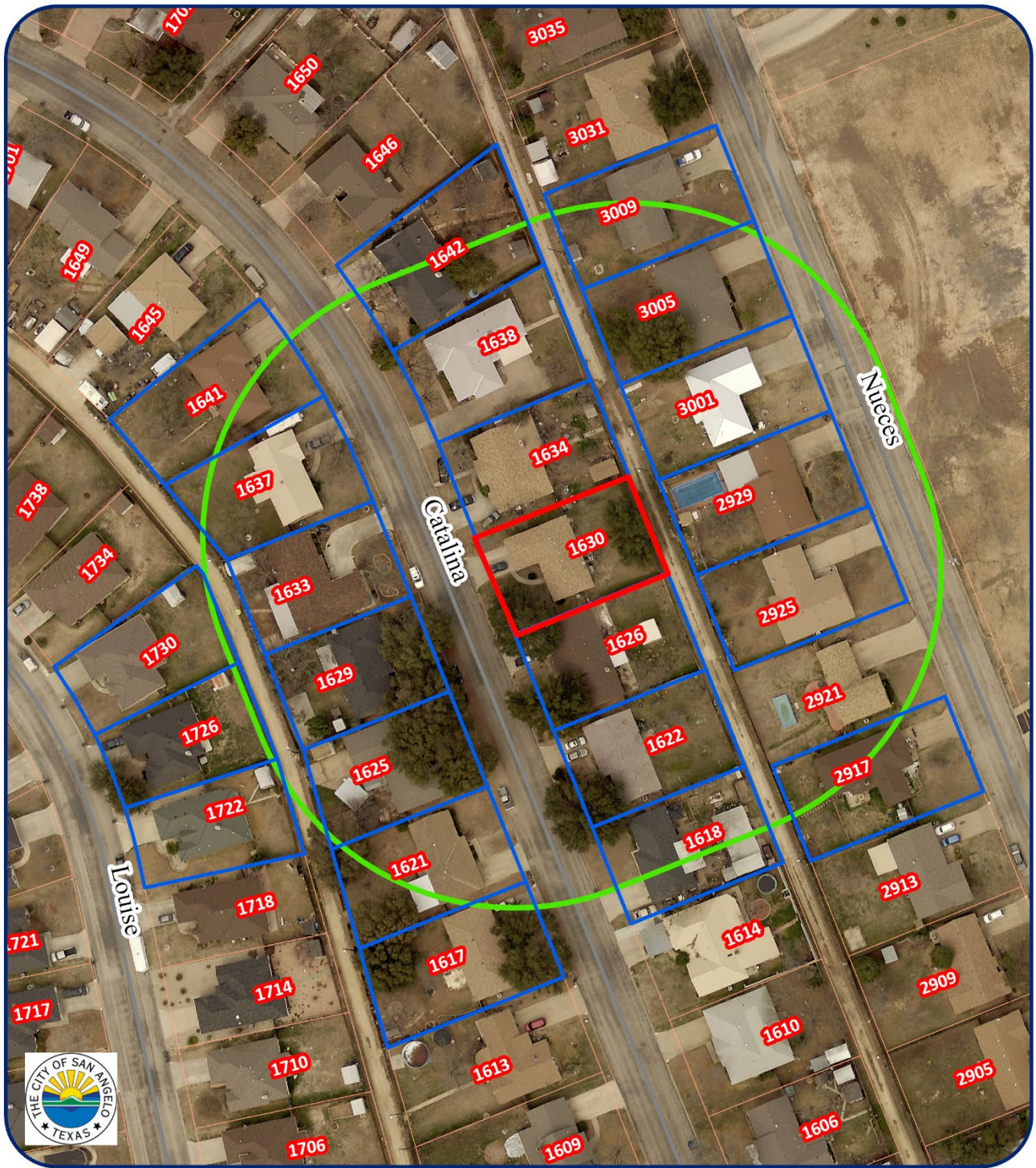
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 1630 Catalina Dr with **three conditions of approval**.

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

Front of house





200' Notification Map CU23-62 1630 Catalina Dr

Council District: #2 Tom Thompson
Neighborhood: Angelo Heights

Scale: 0 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



For the Zoning Board of Adjustment
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU23-62

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: FESPERMAN CECIL WAYNE
Address: 1642 CATALINA 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: 

For the Zoning Board of Adjustment
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CASE #: CU23-62

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Name: RAMIREZ FEDERICO & MARY
Address: 1641 CATALINA DR

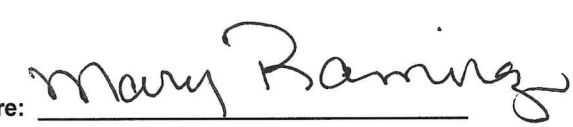
Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

For the Zoning Board of Adjustment
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU23-62

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: SENTENA SAMMY & REBECCA
Address: 1629 CATALINA 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: Sam Sentene

For the Zoning Board of Adjustment
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU23-62

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: BECK JO CEAL(DEC)
Address: 1638 CATALINA 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:

we assume this is for AIRBNB we
have used them in the past. But hear of violations of
Term of service. Hesitant to Restrict our use

Signature: _____