Planning Commission
2/26/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on February 26, 2024 at 9:00 AM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. Consent Agenda

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

A. Consider approving the meeting minutes from December 18, 2023.

B. Consider approving the meeting minutes from January 22, 2024.

III. Regular Agenda

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

1. **FP24-01:** A request to Final Plat CFA Addition Block A Lots 1 and 2 being a total of 3.298 acers located approximately at the corner of N 23rd St. and N Bryant in the General Commercial and Heavy Commercial Zoning District.
2. **PP24-01:** A request to Preliminary Plat Hagelstein Addition Section Two, located northwest of the intersection at Grape Creek Rd and W 34th St, being 4.025 acres in the single family (RS-1) zoning district.
3. **FP24-02:** A request to Final Plat Hagelstein Addition Section Two for four new residential lots, located northwest of the intersection at Grape Creek Rd and W 34th St in the single family (RS-1) zoning district.
4. **FP24-03:** A request for Final Plat of The Palms Section 5 located at North Hillside Dr. in the RS-1 zoning district. A variance request from section 9 III A. 1. for direct and abutting access to a public right-of-way.
5. **FP24-04:** A request to final plat The Palms Section 6 located on Hillside Dr. within the single family (RS-1) zoning district

B. **Conditional Uses**

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

1. **CU24-01:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 239 Robin Hood Trail in a RS-1 zoning district.
2. **CU24-02:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 224 Bird St in a RS-1 zoning district.

C. **Discussion Items for Direction and Possible Action**

1. **CBD Expansion discussion and direction**
2. **Short-term Rental Ordinance Amendment:** Points of concern from the City Council discussion concerning amendment to Short-term Rental Zoning Ordinance.

IV. Public Comment

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

V. Planning Director's Report

VI. Follow Up and Administrative Issues

A. Announcements and consideration of Future Agenda Items

VII. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 22nd day of February 2024, at 4:52 p.m.

Aaron Vannoy, 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.

RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, December 18, 2023, 9:00 A.M.

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

Staff Present: Rick Weise, Assistant City Manager
Aaron Vannoy, Asst. Director, Planning and Development Services
Brandon Dyson, Asst. City Attorney
Sherry Bailey, Principal Planner
Rae Lineberry, Planner
Austin Reed, Planning Technician
Olga Trueman, Planning Technician

I. Call to Order

Chair Stribling called the meeting to order at 9:00 am, recognized a quorum of 5, and called for the consent agenda.

II. Consent Agenda

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

A. Meeting minutes - Consideration of approval for the November 20, 2023 Planning Commission meeting minutes.

The Chair opened and closed public comment after none was raised.

*Commissioner Davis moved to **approve** the consent agenda, seconded by Vice Chair Uherik. This motion carried 5-0.*

III. Regular Agenda

A. Subdivision Plats

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

1. FP23-36 Stonewall Estates at Fairview: A request for Final plat in the extraterritorial jurisdiction of

the City of San Angelo called Stonewall Estates at Fairview being 39.351 acres totaling 23 lots. A variance request has been submitted for paving width on Whittington Loop and a variance to paving request for Fairview Rd a major collector.

Asst. Dir. Aaron Vannoy presented this request to the Commission. This case will create 23 housing tracts of greater than an acre in size and will include a new interior street. The applicant is requesting two variances with the plat. Staff recommends approval of the request and its two variances with seven conditions.

The Chair opened for public comment.

Jackie Chestnut from a local engineering firm, JCR Engineering, approached the podium. Ms. Chestnut is asking why the city does not want the extra paving width on the streets. It being a money issue should not factor into any decisions on why we shouldn't have the full paving width.

Russell Gully, representing SKG Engineering, approached the podium. The variance for Fairview Rd is for the paving width and curb and gutter on the streets. Fairview already exists. Whittington Loop will be a new road but is an undeveloped area, so they are requesting a variance on paving width. There is a large overhead electrical line that runs through the property so the variance will help with that. He offered to answer any questions that the Commission may have.

Jackie Chestnut approached the podium again and discusses her disagreement to allow septic rather than city and to not allow the street variance for safety reasons.

David Curry the developer approached the podium. He does agree with Ms. Chestnut that it is mostly about cost and if the variances are not granted, the project is no longer viable.

Having no questions, the Chair closed public comment.

Chair Stribling shares his opinion on the variances. The Whittington loop is only 12 lots so he's not as worried about granting that variance request. The Fairview one is close to Hwy 87 and might carry some of the traffic. Fairview is a major collector and do we think it will stay or still serve as a major collector?

Commissioner Davis does not believe it will stay a major collector as there are other roads around that can serve as one.

Chair Stribling asks the minimum width and Asst. Dir. Vannoy doesn't want to provide an incorrect answer but the City Engineering representative is not in attendance. Chair Stribling then asks since some of these lots are fronting Fairview and its not a wide street, can they also park on the side of the street. Asst. Dir. Vannoy says that is mostly a County concern as this is outside city limits.

Chair Stribling opens public comment again for Ms. Chestnut to answer the minimum width per the ordinance online which is 10ft per lane. Mr. Gully also returns to the podium to say that if 8ft of right-of-way is not enough than 10ft is also good with the applicant.

Vice Chair Uherik asks if the applicant is only responsible for their incremental half to which Mr. Vannoy say yes, that is correct. The north side of Fairview property owners would be responsible for their half.

*Commissioner Davis gave a motion to **approve** as presented including granting both variances, seconded by Commissioner Self. This motion carried 4-1 abstained.*

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2. RP23-37 Leal Subdivision Section Two: Request for a Residential replat to Leal Subdivision Section 2 is combining 6 RS-1 of the Exall Addition Block 31 lots 1-6 into zoning lots in one RS-1 lot being 0.961 Acres being renamed Leal Subdivision Section 2.

Asst. Dir. Vannoy presented this request to the Commission, which combines six lots from Exall Addition into one lot and being renamed Leal Subdivision. Asst. Dir. Vannoy does explain the remaining lots do have street access. Staff is recommending approval with one condition and two notes.

The Chair opened public comment.

As no one came forward, the Chair closed public comment.

*Commissioner Self gave a motion to **approve** as presented. Commissioner Davis seconded this motion, which then passed 5-0.*

B. <u>Rezonings and Comprehensive Plan Amendments</u>

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

1. Z23-17: A request for a zone change from Single Family Residential (RS-1) to Two Family Residential (RS-2) at 1212, 1210 & 1208 Roosevelt Street.

Principal Planner Sherry Bailey presented this request to the Commission, which will allow duplexes to be built on those three lots. Staff is recommending approval for the rezoning request.

The Chair opened public comment.

Jackie Chestnut approached the podium. She questions if there's been any thought on if there's been any long-term consideration on adding to the sewer and water loads by allowing a duplex instead of a single-family home.

Russell Gully with SKG approached the podium. He responds that there is a new sewer and water main in that area so there is no issue with handling this load to utilities.

Jackie Chestnut approached again clarifying that it is the main facilities that have the problem not the pipes that lead to it.

Alisa Denny the original property owner and neighbor stepped up to the podium. She took a risk when she purchased the properties and ran water and sewer to them. She built houses on a few of the lots and she is selling these three to a building contractor to build homes. The street is a private street and he has investors to help with the building of it.

Chris Trevino the new property owner and building contractor stepped up to the podium. He passed out pictures of what the duplexes will look like. The investors are looking at using these for military housing.

Asst. Dir. Vannoy does clarify that it is a driveway or considered a private road leading up to the houses in the back and is the responsibility of the builder.

David Holman whose address is 1214 Roosevelt Street. He is the one protesting this rezoning. He is concerned about pride of ownership or people not taking care of their stuff since they are renters. Are there any guarantees the neighbors can have that they will be rented to military? What about HUD or

section 8 housing or tiny homes, we don't want it to become that.

Chair Stribling responds answering some of his questions. The city has no authority on who can rent a house no matter the zoning. If they wanted to put tiny homes, they would have to replat unless they want to put one tiny home on each of those three lots.

The Chair closed public comment.

Commissioner Davis comments that the area is an infill area and having a mixed use is a huge benefit. This is a developing area and the need for nicer rentals is good there.

Chair Stribling does not think it's an unreasonable request for rezoning. The flag lots are not great, but the use of multi-family is a great option for the area. He does not believe denying a rezoning request because the flag lot access is not great is not a viable option. He is in support of this rezoning request.

*Commissioner Davis moved to **approve** as presented. Commissioner Miller seconded this motion, which passed 5-0.*

C. Conditional Uses

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

1. CU23-53: Request to approve a Conditional Use to allow a Short-term Rental located at 2301 Palms Court.

Principal Planner Sherry Bailey presented this request to the Commission, which is the first request for a short-term rental at this location.

Chair Stribling interrupts Principal Planner Bailey and mentions a very important topic that should have been mentioned during the short-term rental ordinance discussion. Deed restrictions are something that needs to be discussed. Chair Stribling asked if its possible to put language in the amended short-term rental ordinance that if there is a deed restriction that will not allow it, they cannot apply for a conditional use. Asst. City Attorney Dyson says it is possible but it is not recommended as there are a couple of Texas Supreme Court cases where this was discussed and putting language in our ordinance with restrictions might open the city up to legal issues. Deed restrictions are meant to be upheld by surrounding property owners not the city. There is another section in the ordinance, outside of the short-term rental, that addresses this issue.

The Chair opened for public comment on deed restriction discussion.

Jackie Chestnut approached the podium. She has lived in a subdivision that has a deed restriction against short-term rentals and it became a huge ordeal when one of the homeowners tried to turn it into an AirBnB.

Chair Stribling agrees and that this case at 2301 Palms Court has a deed restriction against a short-term rental. He was asking for clarification on if we can deny or approve based on a deed restriction. Asst. City Attorney Dyson said it cannot be a reason to deny but can be mentioned for information to the neighbors and surrounding properties.

Chair Stribling closes public comment for the deed restriction discussion.

Principal Planner Bailey continues with her presentation. There are 8 total in opposition. With all the opposition Staff received and as the applicant is already operating before receiving any approval from the city, Staff is recommending denial.

The trustees of the property at 2342 & 2334 Palms Court, Joel and Lindsey Carr, approached the podium. A benefit they saw to owning a house in this area was the deed restrictions. A short-term rental should not be allowed as it lowers the equity in your home. Before you purchase a home in this area, you are supplied a copy of the deed restrictions and have to sign that you received and understand it.

Chair Stribling asked if the applicant or the operator for this property present. No one stepped forward.

The Chair closed public comment.

Commissioner Davis commented while seconding the motion that to not be present or have a representative present while trying to make money off your property is not a good business standard.

*Commissioner Miller gave a motion to **deny** the request. Commissioner Davis seconded this motion, which then was carried 5-0.*

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2. CU23-54: Request to approve a Conditional Use to allow a Short-term Rental located at 322 S Van Buren Street.

Principal Planner Sherry Bailey presented the request to the Commission, which is the first request for a short-term rental at this location. One opposition was received, none in favor. Staff is recommending approval.

The Chair opened public comment.

Paul and Melissa Calusio approached the podium. They are the owners of this property. It used to be Melissa's grandmother's house. Thank you to the Commissioners for hearing this request. They have fixed the house up quite a bit and are looking to help recoup the money with this AirBnB.

The Chair closed public comment.

*Vice Chair Uherik moved to **approve**, seconded by Davis. The motion passed 5-0.*

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3. CU23-56: Request to approve a Conditional Use to allow a Short-term Rental located at 1710 W Avenue H.

Principal Planner Sherry Bailey presented this request to the Commission, which is the first request for a short-term rental at this location. Zero responses were received. Staff is recommending approval.

The Chair opened and closed public comment after none was raised.

*Vice Chair Uherik moved to **approve** as presented, seconded by Commissioner Self. This motion carried 5-0.*

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4. CU23-57: Request to approve a Conditional Use to allow a Short-term Rental located at 306 N Monroe Street.

Planner Rae Lineberry presented the request to the Commission, which is the first request for a short-term rental at this location. Zero in opposition was received and one in favor. Staff is recommending approval.

The Chair opened and closed public comment after none was raised.

*Commissioner Miller moved to **approve** as presented, seconded by Commissioner Davis. The motion passed 5-0.*

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5. CU22-19 Renewal: Request to renew a Conditional Use to allow the continued use of a Short-term Rental located at 2015 Beaty Circle.

Planner Rae Lineberry presented the request to the Commission, which is the first renewal request to continue a short-term rental at this location. One in opposition was received and one in favor. Staff is recommending approval for a renewal.

The Chair opened and closed public comment after none was raised.

*Commissioner Self moved to **approve** as presented, seconded by Commissioner Davis. The motion passed 5-0.*

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6. CU22-23 Renewal: Request to renew a Conditional Use to allow the continued use of a Short-term Rental located at 1607 S Park Street.

Planner Rae Lineberry presented the request to the Commission, which is the first renewal request to continue a short-term rental at this location. Zero in opposition was received and one in favor. Staff is recommending approval.

The Chair opened and closed public comment after none was raised.

*Commissioner Miller moved to **approve** as presented, seconded by Commissioner Davis. The motion passed 5-0.*

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7. CU22-26 Renewal: Request to renew a Conditional Use to allow the continued use of a Short-term Rental located at 2542 Baylor Avenue.

Principal Planner Sherry Bailey presented the request to the Commission, which is the first renewal request to continue a short-term rental at this location. Zero in opposition or in favor was received. Staff is recommending approval.

The Chair opened and closed public comment after none was raised.

*Commissioner Davis moved to **approve** as presented, seconded by Commissioner Self. The motion passed 5-0.*

D. Ordinance Amendments

City Council has final authority for amendments to the zoning or subdivision ordinances.

Item D was discussed before Item C: Conditional Uses. Also see Item C.1 for deed restriction discussion.

1. Short-term Rentals - Discussion on amendments to Section 406 of the Zoning Ordinance regarding Short-term Rentals.

Planner Rae Lineberry presented the discussion, which is a continuation from the two previous month's hearing. The changes from November that Planning Commission requested have been made. Added the language of an educational building that is in use for the 500ft boundary requirement. Staff also verified that the language did say "closest property line to closest property line" for measuring the 500ft between another short-term rental.

Staff, during their discussions, have realized there are a couple items that have not been discussed and are requesting direction. In the amended ordinance, we have the 500ft requirement only in RS-1, RS-2, and RS-3. This means that R&E can have multiple short-term rentals right next door to each other. Staff is asking if that is how the board intended it to be.

Chair Stribling mentions that the intent was for residential areas like subdivisions. All the board members present agreed that was the intent. Staff agreed that they would update the amended ordinance to include R&E zoning in the 500ft requirement.

The first line of the amended ordinance says "in all zoning districts". Staff would take that to mean a conditional use is required in all zoning districts but feel the discussions have been more geared toward not requiring one in CBD, commercial, etc. So staff is recommending correcting that line to say these standards apply to those in RS-1, RS-2, RS-3 and R&E zoning.

Asst. City Attorney Dyson clarifies that there is a use table in our ordinance Section 313. CBD currently allows short-term rentals without a conditional use. Staff was thinking the other zonings like commercial and manufacturing should also be allowed by right.

Chair Stribling mentions that yes, in those other zonings there are hotels which are basically short-term rentals. The conditional uses in Chair Stribling's mind have always been in residential areas. Asst. City Attorney Dyson says we would change that first sentence under General Standards in the amended ordinance to say unless allowed by right in the use table of Section 313, then you need to proceed with the following requirements.

Asst. City Manager Rick Weise mentions the Planned Development zoning would require a conditional use no matter what the base zoning is listed as if they want a short-term rental included in the Planned Development area. The board agrees that will work.

Planner Lineberry sums up the changes made in the amended ordinance that is going to City Council for discussion Dec 19th. The memo bullet points are presented again. Remove the reference to a license and refer to a conditional use; re-worded expiration and renewal text to all renew at the same time. Chair Stribling goes into a more in-depth explanation of the new renewal requirements as he feels it's a

significant change. Planner Lineberry continues with changes: removed the requirement for the owner to provide operator information to 200' notification area if it changes but staff will still be required in their notifications to provide it; 500ft requirement in RS-1, RS-2, RS-3, R&E and PD zoning for short-term rentals from each other and fenced area or closest used building for an elementary and/or secondary public school and is not variable by ZBA (Planner Lineberry verified that if there was a short-term rental operating in a commercial zone right next to a residential zone, they would not be included in the 500ft restriction to which the board agreed); shortened and clarified the appeal to City Council process; replaced a change of occupancy requirement with an inspection safety checklist requirement which will be done before a conditional use is granted; eliminated requirements that are no longer allowed (outdoor gathering limitations, 30' of pavement, etc); added a failure to comply section where their conditional use can be revoked or suspended. Planner Lineberry clarifies that the renewal process will be administrative unless they fail to comply with one of the new items listed in this section in which they will be required to go to Planning Commission board for renewal.

Chair Stribling opens it up for public comment.

Jackie Chestnut approached the podium. She would like clarification on what a license is that the city will require. The checklist is to help alleviate the need for more inspectors as it will only require what is under the IRC rather than the IBC and IFC.

Chair Stribling closes public comment.

Planning Commission is good with moving forward to allow Staff to discuss with City Council.

Chair Stribling asks for an update on compliance on short-term rentals. Asst. Dir. Vannoy says Staff has been working with finance as some properties have also not paid their hotel tax. A letter was sent out and we've seen a number come into compliance but there are still others that have not. Staff is working with finance and code compliance to continue working on getting all in compliance. Asst. City Manager Weise clarifies that we do not have Staff going out and looking for ones that are not in compliant but is complaint based.

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.

The Chair opened public comment.

Jackie Chestnut approached the podium. She believes our city has a severe issue with complying to commercial codes. Ms. Chestnut brings up Stadium Park Plaza as an example. Stores have come and gone in this plaza and items have changed without permits. The parking lot has outdoor storage that makes it difficult to find your way around. Ms. Chestnut mentions the public restrooms and trees around electrical lines.

Asst. City Manager Weise requests Ms. Chestnut submit these items in writing either online or to our office and Staff will get them to Code Compliance.

Josh Plesant, owner of a few short-term rentals, stepped up to the podium. Mr. Plesant wanted to give his thoughts on the whole short-term rental process. He is glad to hear we are working on updating the

ordinance but it does bother him to hear the city does not have a budget for enforcement. Mr. Plesant asks why is he trying to jump through all these hoops to comply when the rules have no teeth. There is no benefit to following the rules.

Chair Stribling comments that he understands the frustration and for him it is a safety issue.

Mr. Plesant also wants the board to consider not denying those applicants that were operating illegally but are coming forward to become compliant. Chair Stribling mentions that is not a reason for denial to which Mr. Plesant apologized saying that is what he thought happened on an earlier case but understands that was not the main issue. Chair Stribling clarifies that it was not about them previously operating, it was more about all the opposition and the applicant did not show up to respond. It does not show good practice.

Mr. Plesant also wants to mention the hotel tax is unfair. There are also pointless discounts mentioned that needs to be either changed or removed. A copy of the receipt would also be helpful. Mr. Plesant has been working with Ryan Gaddy but wanted to make Commissioners or City Council aware of these points.

Mr. Plesant came forward during the Planning Director's report to ask that Planning Commissioners please make it easier for short-term rentals as part of bringing in visitors.

V. Planning Director's Report

A. Discussion - Assistant Director Aaron Vannoy mentions our Planning Department was awarded a Planning Excellency award from the American Planning Association.

VI. Follow-up and Administrative Issues

A. Announcements and Consideration of Future Agenda Items

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **January 22, 2024** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Davis moved to adjourn, seconded by Vice Chair Uherik. The meeting adjourned at 11:06 am.

Travis Stribling, Chairman

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

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RECORD OF MINUTES

CITY OF SAN ANGELO, TX

PLANNING COMMISSION

MONDAY, January 22, 2024, 9:00 A.M.

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

Staff Present: Rick Weise, Assistant City Manager
Aaron Vannoy, Asst. Director, Planning and Development Services
Brandon Dyson, Asst. City Attorney
Sherry Bailey, Principal Planner
Rae Lineberry, Planner
Austin Reed, Planning Technician
Olga Trueman, Planning Technician

I. Call to Order

Chair Stribling called the meeting to order at 9:05 am, recognized a quorum of 6, and called for the Chair Elections.

Chair – Travis Stribling was nominated by Commissioner Pool and seconded by Commissioner Davis, 6-0 vote.

Vice Chair – Luke Uherik was nominated by Commissioner Davis and seconded by Commissioner Self, 6-0 vote.

II. Consent Agenda

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

A. Meeting minutes - Consideration of approval for the November 20, 2023 Planning Commission meeting minutes.

B. FP23-42: A request to final plat the Roosevelt Lofts Subdivision located in the central business district (CBD) zoning at 50 N Chadbourne Street.

C. RP23-40: A request to replat Lakeview Towne Center, Section One, 6th replat in Lot 27 located in the general commercial (GC) zoning district at approximately 615 and 617 West 29th St.

The Chair opened and closed public comment after none was raised.

*Commissioner Pool moved to **approve** consent agenda items B & C, seconded by Vice Chair Uherik. This motion carried 6-0.*

*Vice Chair Uherik moved to **table** consent agenda item A until February meeting, seconded by Commissioner Pool. This motion carried 6-0.*

III. Regular Agenda

A. Subdivision Plats

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

1. FP23-41 The Palms Section Four: A request to Final Plat 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.

Asst. Dir. Aaron Vannoy presented this request to the Commission. This case will create one residential lot. The applicant is requesting two variances with the plat. Staff recommends approval of the request and its two variances with three conditions.

The Chair opened for public comment.

Russell Gully stepped forward to answer any questions. No questions

The Chair closed public comment.

*Commissioner Davis gave a motion to **approve** as presented including granting both variances, seconded by Vice Chair Uherik. This motion carried 6-0.*

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2. FP23-38 Baker Ranch Section Six: A request to Final Plat Baker Ranch Section Six is located in the low rise multifamily (RM-1) and the single-family (RS-1) in the 4000 blk. of Ruth Ln and 5000 and 6000 blk. of Vista Del Sol Dr.

Asst. Dir. Vannoy presented this request to the Commission, which is creating 21 lots within RM-1 and 12 lots in the RS-1 zoning districts. Staff is recommending approval with six conditions and one note.

Chair Stribling asked how close we are to the 275 houses that would require another access to the area for emergency services. Asst. Dir. Vannoy answers that they are in the lower 200s.

The Chair opened public comment.

Russell Gully steps forward and mentions that this plat will put them at about 200 homes. Mr. Gully goes into more detail about the secondary route requirement. Mr. Gully also requests approval as presented.

The Chair closed public comment.

*Commissioner Davis gave a motion to **approve** as presented. Commissioner Self seconded this motion, which then passed 6-0.*

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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 and totaling 23 lots.

Planning Tech Reed presented this request and Item #4, the Final Plat. Staff is recommending approval with one note on the Preliminary Plat and five conditions on the Final Plat.

Chair Stribling asks if there's anything in the ordinance addressing flag lots. His concern is if the city did annex this area, we would then have flag lots on the south end of this plat. Asst. Dir. Vannoy answers that there is not anything in the city ordinance that does not allow flag lots. Staff checked with the County on this plat and they are in support of the size of the flags.

Chair Stribling asks for more clarification on what two-course surface is and Asst. Dir. Vannoy responds that it is currently what the County uses and will match what is currently there.

The Chair opened public comment.

Russell Gully stepped forward and clarified the reason for the flag lots. The County allows one lot behind another but not many after that as they don't want very many lots stacking.

The Chair closed public comment.

*Commissioner Davis gave a motion to **approve** as presented for both the preliminary and final plats. Vice Chair Uherik seconded this motion, which then passed 6-0.*

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4. FP23-40 Stonewall Estates at Fairview: 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.

See above as it was presented with the preliminary, item #3.

*Commissioner Davis gave a motion to **approve** as presented for both the preliminary and final plats. Vice Chair Uherik seconded this motion, which then passed 6-0.*

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5. RP23-39 Far West Addition: A request to replat for Far West Addition, 6th replat, in Section Two, Block 2 is located in the general commercial (GC) zoning district located on the 6000 block of Grand Court.

Asst. Dir. Vannoy presented this request to the Commission, which creates 3 commercial lots and a new extension of Drexel Dr. Staff is recommending denial as Staff is concerned about the extension of Drexel is a safety concern.

Commissioner Davis comments that she knows the area is busy and she's never noticed anyone shoot across to Drexel Dr but would think that this extension my help ease some of the traffic.

Commissioner Pool asks Staff if the recommendation for denial is because Staff believes there is not enough room, something like only 500ft from Grand Court to Drexel. Asst. Dir. Vannoy answers that he is not sure of the actual feet but that it is measured on the plat and the applicant would know that answer. He clarifies that while it is a concern, there is not something in our ordinance that addresses that specifically. FM 2288 is a state road and right-of-way which is part of the equation, but that Staff feels it does not meet all the criteria in our subdivision ordinance.

Vice Chair Uherik asks Staff about the elevation change that is a little north of Drexel Dr. Commissioner Davis asks for clarification on where this extension is. Asst. Dir. Vannoy responds with indicating on the street pictures.

Commissioner Aguirre asks if the recommendation for denial is because of the elevation and a drainage issue or if there's an issue seeing the cars because of the elevation. Staff do believe there will be a traffic issue with safety concerns.

Vice Chair Uherik asks Staff if there is any recommendations on how some of the concerns can be eliminated. Asst. Dir. Vannoy responds that maybe signs warning of an upcoming intersection or making it a private road or narrower to reduce the speed on it. Another area Staff thought about is having a traffic light at either Grand Court or the new extension, but that does take a long-term study. Vice Chair Uherik also asks if the road coming out of HEB parking lot is a private road to which Asst. Dir. Vannoy responds with yes, it is an access road.

Commissioner Self asks how the car wash received another access. Asst. Dir. Vannoy responds that it was to help with their circulation. The car wash worked with the County to get approval for that curb cut and access.

Commissioner Davis asks if there is anything the applicant can do to help with the grading or drainage that would ease Staff's concerns. Asst. Dir. Vannoy says that a site plan is not required currently so there isn't a way to know what options are available.

Chair Stribling asks if the plat is approved is there any requirement for a traffic study to be done at another stage of development. Asst. Dir. Vannoy responds that City Engineering did make a comment about a traffic study may be required but as a representative is not available and Planning is not sure of what would trigger that, there is not an answer at this time. Staff's understanding from TXDOT is since there is already access there for the car wash exit, there is not anything required to add an extension to an existing curb cut.

Chair Stribling asks why a private road is not recommended rather than a public right-of-way. Commissioner Davis asks the paving width difference between a dedicated road and a private road. Asst. Dir. Vannoy responds that with a private road, Staff examines their site plan and considers items like if the Fire Marshall has access which will require a road at least 26' wide. If a publicly dedicated road is there, a 50' right-of-way and 40' paving width is required. It could be a difference of 26' and 40' and with a public road the City is responsible for maintaining.

Commissioner Pool asks the width of the private road leading into or out of HEB as it stays consistently congested. Staff is unsure but does not believe it is as wide as Drexel Dr a little north which is the required 40' of paving. Both Commissioner Pool and Davis believe opening this Drexel Dr extension will help alleviate some of the congestion. Asst. Dir. Vannoy responds that Drexel Dr on the east side is already open and contributes to the congestion, opening an extension straight across FM 2288 might not alleviate

the congestion but add to it.

Discussion between all board members continues about speed and the congestion in the area.

The Chair opened public comment.

Russell Gully steps forward. TXDOT has already approved this entrance. Mr. Gully says the elevation does not exceed the 5% that would require a study. Mr. Gully requests approval as presented with the usual conditions: water and wastewater plans, street plans, sidewalks, tax cert.

Steve Eunice, a real estate broker that represents the owners, stepped forward. The owner is willing to make it a private street, however he thought the city would want this street.

James Duncan, a representative of the seller. When they sold the car wash, they kept an easement access agreement, so they have access to FM 2288.

The Chair closed public comment.

Commissioner Self mentions that even if it's a private road, people will use it. It is his opinion that it should be a public road so it will be wider and can handle other people using it.

*Commissioner Davis gave a motion to **approve** with the standard 8 conditions of a drainage study, proof of tax certification, proof of TXDOT approval, extension of water, extension of sewer, tap extensions, sidewalk plans and street improvements. Commissioner Pool seconded this motion, which then passed 5-1.*

B. <u>Rezonings and Comprehensive Plan Amendments</u>

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.

Principal Planner Sherry Bailey presented this request to the Commission, which is a temporary site for the City Animal Shelter to be while renovations are being done to their original site. Staff is recommending approval for the rezoning request with three conditions.

Chair Stribling would like to add the condition that the area returns to general commercial once the animal shelter returns to their original area. His concern is that no other animal kennel type business be allowed.

The Chair opened public comment.

Al Torres stepped forward and gives an estimate on the timeline needed for the temporary shelter.

The Chair closed public comment.

*Commissioner Davis moved to **approve** as presented with the added condition that once the city is done with this building as the temporary animal shelter, it would revert to general commercial zoning. Commissioner Pool seconded this motion, which passed 6-0.*

---

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.

Principal Planner Sherry Bailey presented this request to the Commission, which will allow single family homes across 11 acres. Staff is recommending approval for the rezoning request.

The Chair opened public comment.

Gary Cortese steps forward and mentions he is in favor of this rezoning. Mr. Cortese is the property owner of the north property.

Austin Aguirro, Sierra Vista Construction representative, steps forward. He is available for any questions and just asks for approval.

The Chair closed public comment.

Chair Stribling comments that this zoning request makes sense for the area it's in.

*Commissioner Davis moved to **approve** as presented. Commissioner Self seconded this motion, which passed 6-0.*

---

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.

Asst. Dir. Vannoy presented this request to the Commission, which will allow apartments at 1621 N Chadbourne and will align the Comprehensive Plan to match what is currently in the area. Staff is recommending approval for the rezoning and comprehensive plan amendment request.

Commissioner Pool asks for clarification on if the applicant is wanting to tear down the building to which Asst. Dir. Vannoy says the lot has the historical overlay so it would require approval from both the Design board and the City Council.

The Chair opened public comment.

Glenda Bailey, a resident of the area, stepped forward. She is opposed to this rezoning saying the owners have already demolished a building on the property without historical approval or a

permit. Ms. Bailey claims the building does not have utilities either.

Commissioner Davis asks if the owner or a representative is available to answer why they demolished a building without approval or a permit.

Chris Bravo stepped forward as a representative. Ms. Bravo says they were trimming a tree and a large piece fell on the building. As they have issues with homeless people, they did not want it to fall on anyone. They wanted to remove just the damaged area but instead the whole building fell in. They will pay whatever fines are needed. They are planning to use the building as apartments for traveling nurses.

The Chair closed public comment.

Chair Stribling believes this request is appropriate for the area.

*Commissioner Pool moved to **approve** as presented. Commissioner Aguirre seconded this motion, which passed 6-0.*

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4. Z23-20: A request to rezone the property at 926 Humble Road from Light Manufacturing (ML) to General Commercial (CG).

Planning Tech Reed presented this request to the Commission, which the owner intends for a banking facility to be built on the lot. Staff is recommending approval for the rezoning request.

The Chair opened public comment.

Seeing no public comment, the Chair closed public comment.

Chair Stribling believes this is a gateway into our community and feels commercial is better than manufacturing.

*Commissioner Self moved to **approve** as presented. Commissioner Davis seconded this motion, which passed 6-0.*

---

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.

Asst. Dir. Vannoy presented this request to the Commission, which will extend the open structure overlay to the area listed. Staff is recommending approval for this extension request.

Chair Stribling comments that it looks like this was a pocket area that was not included in the original overlay. Staff believes it was not as built out when the overlay was adopted.

The Chair opened public comment.

The Chair closed public comment.

*Vice Chair Uherik moved to **approve** as presented. Commissioner Self seconded this motion, which passed 6-0.*

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.

Asst. Dir. Vannoy presented this request to the Commission, which is the first request for a short-term rental at this location. This location received a variance for the distance as there was some misunderstanding between the applicant and Staff.

Discussion about the misunderstanding but that the 500ft distance has been waived.

The Chair opened public comment.

Kelly Nelson, the operator stepped forward to answer any questions. Chair Stribling clarified the misunderstanding with the applicant.

The Chair closed public comment.

Further discussion on the misunderstanding. Commissioner Davis is not happy with the closeness of the two STRs but since ZBA is approving the variance she makes a motion.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 5-1.*

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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.

Planner Lineberry presented the request to the Commission, which is the first request for a short-term rental at this location. Zero in opposition, three in favor was received. Staff is recommending approval.

The Chair opened public comment.

Makayla Gorman stepped forward as the local operator to answer any questions.

The Chair closed public comment.

*Commissioner Davis moved to **approve**, seconded by Commissioner Self. The motion passed 6-0.*

---

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.

Planner Lineberry presented this request to the Commission, which is the first request for a short-term rental at this location. Zero in favor and one in opposition but is out of the notification area were received. Staff is recommending approval.

Commissioner Pool asks for clarification on how a conditional use works on a duplex. Planner Lineberry responds that the conditional use is for the lot so either side of a duplex can be a short-term rental.

The Chair opened public comment.

Rachel Ramirez, the property owner, stepped forward. Ms. Ramirez clarified that this is not a duplex. The large, enclosed structure you see in the picture was a carport that was enclosed. It is just a large room with a restroom so could be used as an office.

Rose Agurriez, the neighbor, stepped forward and is opposed. There have been parties and trash and damage to her property from this house. Police reports have been filed to which Planner Lineberry says they have not received a response from the police department. Ms. Ramirez stepped forward and agrees that there is a police report and there were multiple calls on her tenant but that was a long-term tenant who is no longer there.

The Chair closed public comment.

Commissioner Aguirre comments that this is the difference between a long-term renter and a short-term.

*Commissioner Self moved to **approve** as presented, seconded by Commissioner Aguirre. This motion carried 6-0.*

---

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.

Planner Lineberry presented the request to the Commission, which is the first request for a short-term rental at this location. Zero in opposition or in favor was received. Staff is recommending approval.

The Chair opened public comment.

Rachel Ramirez, property owner, stepped forward to answer any questions.

The Chair closed public comment.

*Commissioner Davis moved to **approve** as presented, seconded by Commissioner Pool. The motion passed 6-0.*

---

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.

Planner Lineberry presented the request to the Commission, which is the first request for a short-term

rental at this location. One in opposition and three in favor were received. Staff is recommending approval.

The Chair opened public comment.

Doug Robinson, property owner, stepped forward to answer any questions.

The Chair closed public comment.

*Commissioner Davis moved to **approve** as presented, seconded by Commissioner Pool. The motion passed 6-0.*

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.

The Chair opened public comment.

The Chair closed public comment seeing no one come forward.

V. Planning Director's Report

A. Discussion - Assistant Director Aaron Vannoy clarifies a couple of Staff interpretation of the new STR ordinance amendment.

Staff's interpretation is the 500ft between STR requirement and from a school is only in RS-1, RS-2, RS-3 and R&E. Staff is concerned that City Council wants the distance from the school no matter the zone. Commissioners discuss commercial zoned areas and believe that there shouldn't be a requirement of 500ft from a school within a commercial zone.

City Council mentioned day cares being included in the school 500ft buffer. Staff is not recommending this as it is difficult to track and Commissioners agree.

VI. Follow-up and Administrative Issues

A. Announcements and Consideration of Future Agenda Items

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **February 26, 2024** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Davis moved to adjourn, seconded by Commissioner Self. The meeting adjourned at 12:10 pm.

Travis Stribling, Chairman

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 – February 26, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat FP24-01	CFA Addition Blk Lots 1 and 2

SYNOPSIS:

A request to final plat property from Abstract at the corner of N. Bryant and W 23rd Street to create two commercial lots. Lot 1 will have a split zoning of General Commercial/ Heavy Commercial (CG/CH) zoning district and Lot 2 will remain General Commercial (CG) as the zoning district.

LOCATION:	LEGAL DESCRIPTION:
South side of W 23rd from N. Bryant as the western boundary to Martin Luther King BLVD. as the easternly boundary	A-1657 S-0319 being 0.8600 ACRES OUT OF 26.6060 ACRES and A-1657 S-0319 being 2.4490 ACRES OUT OF 26.6060 ACRES

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood - Blackshear	CG/CH – General Commercial/Heavy Commercial CG – General Commercial	Neighborhood Center	3.309 acres

THOROUGHFARE PLAN:

N. Bryant Blvd. - TXDOT Roadway and Right-of-way, built to current standards.
W 23rd – Local Road, standard for existing right-of-way is 40 '; currently 50'; paving width minimum standard for existing road is 26'; currently paved at 31.'
Martin Luther King Blvd. – Minor Collector, right-of-way is currently 81' and paving at 40' both significantly more than the minimum for existing street.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** The CFA Addition Blk Lots 1 and 2 with 5 conditions

PROPERTY OWNER/PETITIONER:

Owner: OLD TC Partnership, LP
Petitioner: Weir & Associates, Inc

STAFF CONTACT:

Aaron Vannoy
Director
(325) 657-4210, Extension 1542
Aaron.vannoy@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat will create 2 commercial lots. The property is currently zoned CG/CH abutting N. Bryant, and the remaining is CG – General Commercial which are generally consistent with the neighborhood policies of the 2009 Update to the City Comprehensive Plan. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: Staff recommends APPROVAL The CFA Addition Blk Lots 1 and 2 with 5 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]

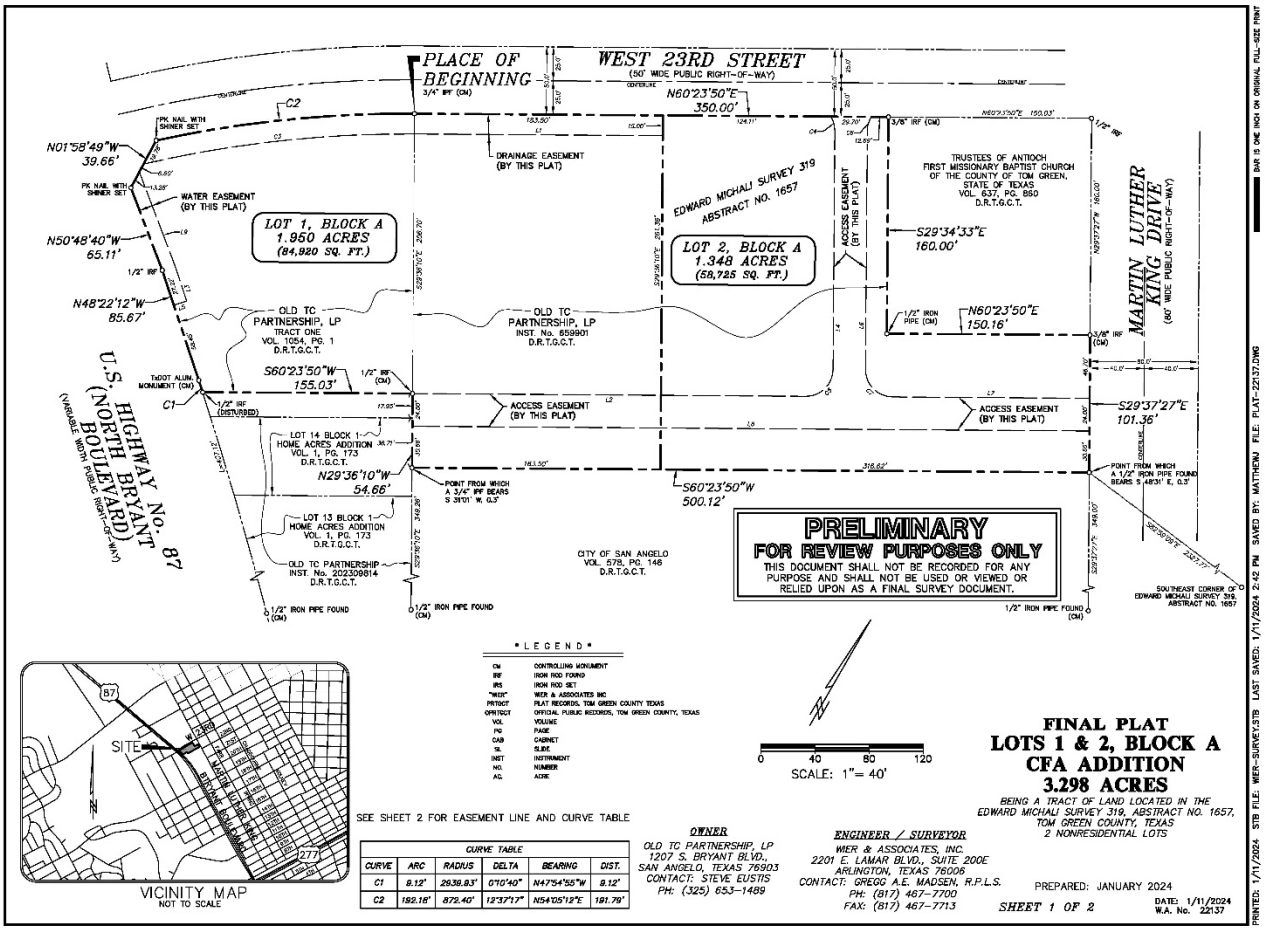
3. A drainage study shall be submitted. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

4. Prepare and submit plans for approval, illustrating the proposed installation of a water main and sewer (waster Water) and required service connections and hydrants South Along N. Bryant to the next property to the South across the access easement. [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].

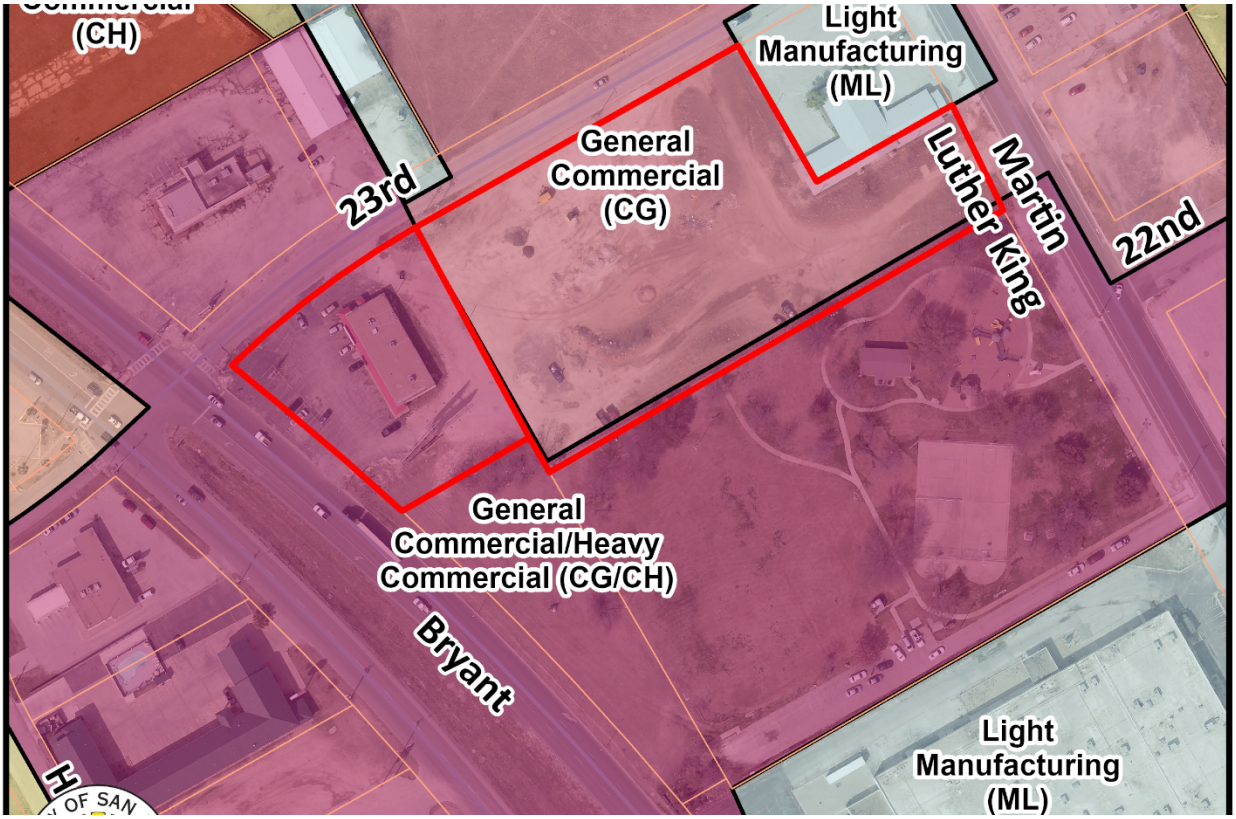
5. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is anticipated [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Attachments:
Aerial Map
Final Plat

Final Plat


PLACE OF BEGINNING
3/4" IRF (CM)
WEST 23RD STREET
(50' WIDE PUBLIC RIGHT-OF-WAY)
N60°23'50"E 350.00'
N01°58'49"W 39.66'
N50°48'40"W 65.11'
N48°22'12"W 85.67'
WATER EASEMENT (BY THIS PLAT)
DRAINAGE EASEMENT (BY THIS PLAT)
LOT 1, BLOCK A 1.950 ACRES (84,920 SQ. FT.)
LOT 2, BLOCK A 1.348 ACRES (58,725 SQ. FT.)
EDWARD MICHALI SURVEY 319 ABSTRACT NO. 1657
ACCESS EASEMENT (BY THIS PLAT)
TRUSTEES OF ANTIOCH FIRST MISSIONARY BAPTIST CHURCH OF THE COUNTY OF TOM GREEN, STATE OF TEXAS VOL. 637, PG. 860 D.R.T.G.C.T.
S29°34'33"E 160.00'
N60°23'50"E 150.16'
MARTIN LUTHER KING DRIVE
(80' WIDE PUBLIC RIGHT-OF-WAY)
S29°37'27"E 101.36'
OLD TC PARTNERSHIP, LP TRACT ONE VOL. 1054, PG. 1 D.R.T.G.C.T.
OLD TC PARTNERSHIP, LP INST. No. 659901 D.R.T.G.C.T.
S60°23'50"W 155.03'
TxDOT ALUM. MONUMENT (CM)
HIGHWAY No. 87 U.S. (NORTH BRYANT BOULEVARD)
LOT 14 BLOCK 1 HOME ACRES ADDITION VOL. 1, PG. 173 D.R.T.G.C.T.
N29°36'10"W 54.66'
LOT 13 BLOCK 1 HOME ACRES ADDITION VOL. 1, PG. 173 D.R.T.G.C.T.
OLD TC PARTNERSHIP INST. No. 202309814 D.R.T.G.C.T.
POINT FROM WHICH A 3/4" IRF BEARS S 26°01' W, 0.3'
S60°23'50"W 500.12'
CITY OF SAN ANGELO VOL. 578, PG. 146 D.R.T.G.C.T.
POINT FROM WHICH A 1/2" IRON PIPE FOUND BEARS S 48°31' E, 0.3'
SOUTHEAST CORNER OF EDWARD MICHALI SURVEY 319, ABSTRACT NO. 1657
1/2" IRON PIPE FOUND (CM)
PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
* L E G E N D *
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET
"WIER" WIER & ASSOCIATES INC
PRTGCT PLAT RECORDS, TOM GREEN COUNTY TEXAS
OPRTGCT OFFICIAL PUBLIC RECORDS, TOM GREEN COUNTY, TEXAS
VOL. VOLUME
PG PAGE
CAB CABINET
SL SLIDE
INST INSTRUMENT
NO. NUMBER
AC. ACRE
SCALE: 1"= 40'
SEE SHEET 2 FOR EASEMENT LINE AND CURVE TABLE
CURVE TABLE
CURVE ARC RADIUS DELTA BEARING DIST.
C1 8.12' 2939.93' 0°10'40" N47°54'55"W 8.12'
C2 182.18' 872.40' 12°37'17" N54°05'12"E 181.79'
OWNER
OLD TC PARTNERSHIP, LP
1207 S. BRYANT BLVD.,
SAN ANGELO, TEXAS 76903
CONTACT: STEVE EUSTIS
PH: (325) 653-1489
ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: GREGG A.E. MADSEN, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713
FINAL PLAT
LOTS 1 & 2, BLOCK A
CFA ADDITION
3.298 ACRES
BEING A TRACT OF LAND LOCATED IN THE EDWARD MICHALI SURVEY 319, ABSTRACT NO. 1657, TOM GREEN COUNTY, TEXAS
2 NONRESIDENTIAL LOTS
PREPARED: JANUARY 2024
SHEET 1 OF 2
DATE: 1/11/2024
W.A. No. 22137
VICINITY MAP
NOT TO SCALE
SITE
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT
PRINTED: 1/11/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 1/11/2024 2:42 PM SAVED BY: MATTHEWJ FILE: PLAT-22137.DWG

Aerial Map


(CH)
Light
Manufacturing
(ML)
General
Commercial
(CG)
23rd
Luther King
Martin
22nd
General
Commercial/Heavy
Commercial (CG/CH)
Bryant
Light
Manufacturing
(ML)

PLANNING COMMISSION – February 26, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Preliminary and Final Plat	PP24-01 Hagelstein Addition Section 2, FP24-02 Hagelstein Addition Section 2

SYNOPSIS:

A preliminary plat subdividing 4 acres of land for the development of single-family residential along Grape Creek Road and W 34th Street, and a final plat outlining four lots from this tract along W 34th.

LOCATION:	LEGAL DESCRIPTION:
Northwest of the intersection at W 34th Street and Grape Creek Road	Acres: 4.030, Abst: A-1868 S-0316, Survey: C SANDER, 4.0300 ACRES

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
Riverside - #2 Tom Thompson	Single-Family Residential (RS-1)	Neighborhood	4.030 acres

THOROUGHFARE PLAN:

Grape Creek Road – Minor Collector. The right-of-way is around 88' wide. The current paving width is 40' wide. Both measurements on Grape Creek Rd. are above standard. **W 34th St.** – Local Street. The right-of-way is around 60' wide. The paving width is around 35'. These are also above standard.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Preliminary Plat Hagelstein Addition Section 2, and **APPROVAL** of the Final Plat Hagelstein Addition Section 2 with one (1) condition and one (1) note.

PROPERTY OWNER/PETITIONER:

Owner: Michael Casey Alexander
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 encompasses the entire four-acre tract, while the final plat is limited to the four new lots being created to the south along West 34th. There is a residence and pre-existing improvements on the larger tract, while the new lots are vacant and will presumably be used to build single-family dwellings. The proposed subdivision meets all ordinance standards, and its development towards single-family residential suits the zoning (RS-1) and Comprehensive Plan (Neighborhood).

Recommendation:

Staff recommends **APPROVAL** of the Preliminary Plat Hagelstein Addition Section 2, and **APPROVAL** of the Final Plat Hagelstein Addition Section 2 with one (1) condition and one (1) note.

Final Plat:

- Condition(s):

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.

- Note(s):

1. The 25' building setback line indicated on the plat should be continued northward along Grape Creek Road through the extent of Lot 1 as to reflect Lot 1's double frontage.

Attachments:

Aerial Map
Preliminary Plat
Final Plat

Aerial Map

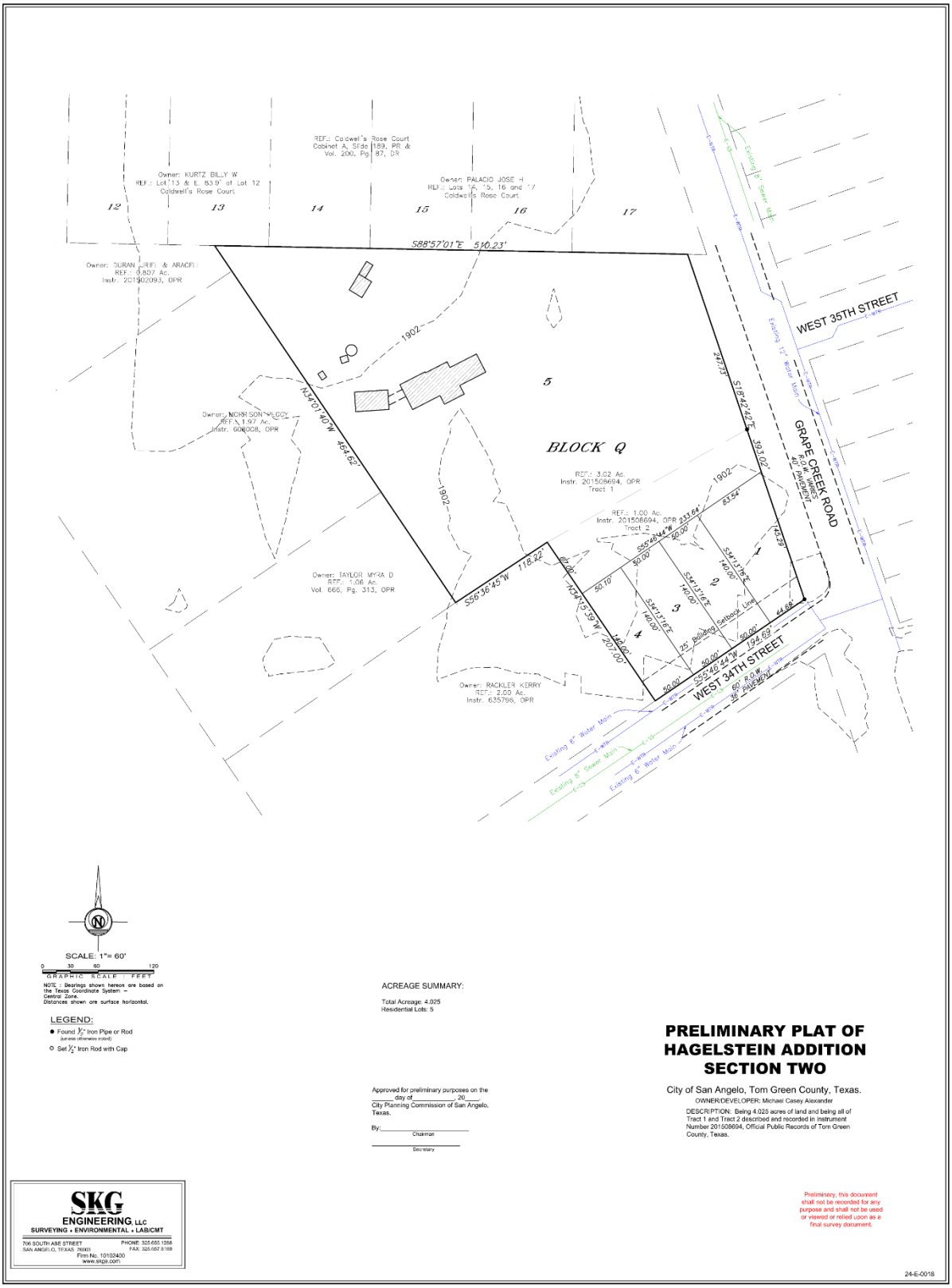
Aerial Map
PP24-01/FP24-02: Hagelstein Add. Sec. 2
Council District: #2 Tom Thompson
Neighborhood: Riverside

Subject Properties:

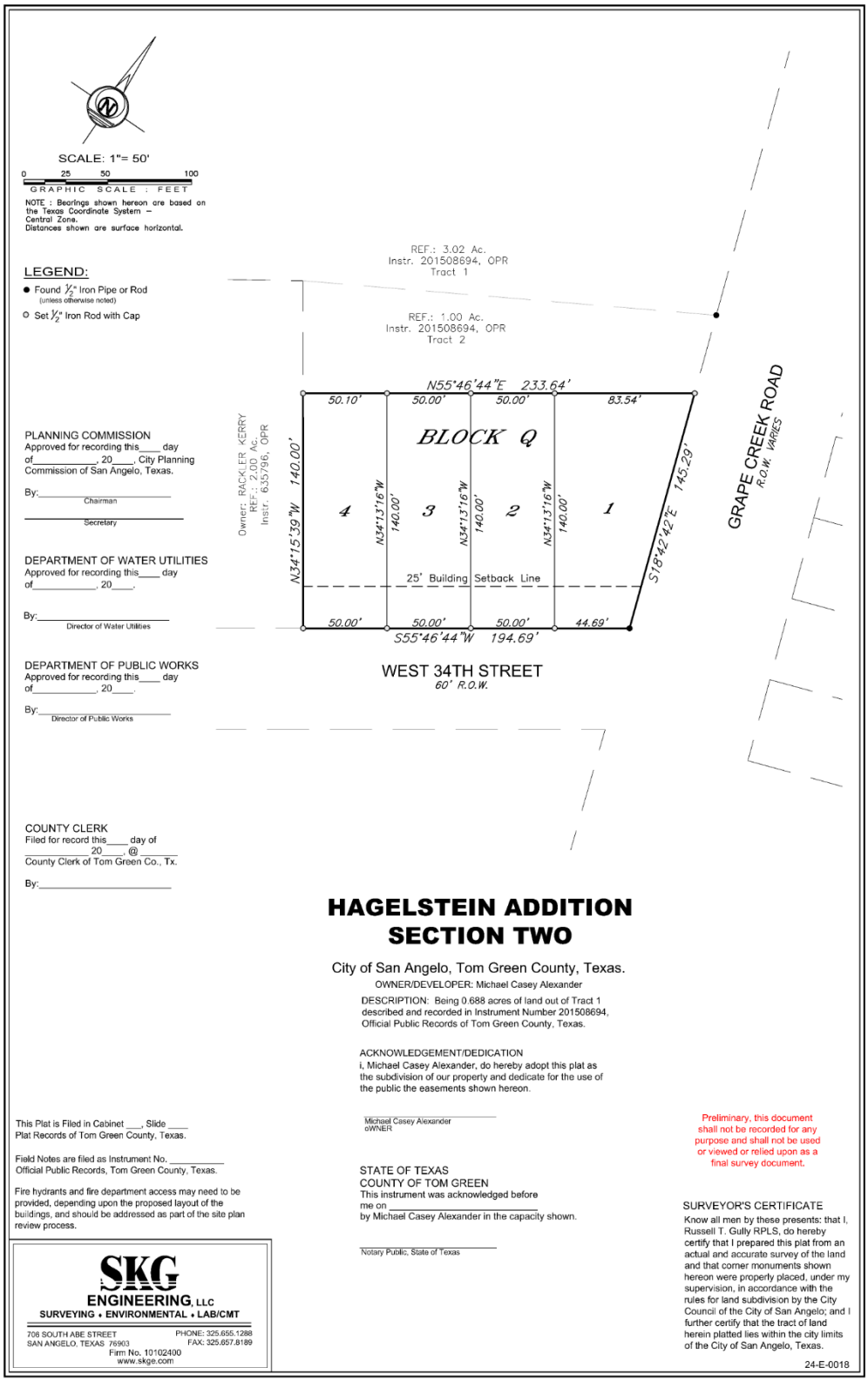
Scale: 0 0.010.01 0.02 0.03 0.04 Miles

N

Preliminary Plat



Final Plat


SCALE: 1"= 50'
0 25 50 100
GRAPHIC SCALE : FEET
NOTE : Bearings shown hereon are based on the Texas Coordinate System – Central Zone.
Distances shown are surface horizontal.
LEGEND:
Found 1/2" Iron Pipe or Rod (unless otherwise noted)
Set 1/2" Iron Rod with Cap
REF.: 3.02 Ac. Instr. 201508694, OPR Tract 1
REF.: 1.00 Ac. Instr. 201508694, OPR Tract 2
N55°46'44"E 233.64'
50.10'
50.00'
50.00'
83.54'
BLOCK Q
Owner: RACKLER KERRY REF.: 2.00 Ac. Instr. 635796, OPR
N34°15'39"W 140.00'
4
N34°13'16"W 140.00'
3
N34°13'16"W 140.00'
2
N34°13'16"W 140.00'
1
S18°42'42"E 145.29'
GRAPE CREEK ROAD R.O.W. VARIES
25' Building Setback Line
50.00'
50.00'
50.00'
44.69'
S55°46'44"W 194.69'
WEST 34TH STREET 60' R.O.W.
PLANNING COMMISSION
Approved for recording this____ day of_____, 20____, City Planning Commission of San Angelo, Texas.
By:_____ Chairman
_____ Secretary
DEPARTMENT OF WATER UTILITIES
Approved for recording this____ day of_____, 20____.
By:_____ Director of Water Utilities
DEPARTMENT OF PUBLIC WORKS
Approved for recording this____ day of_____, 20____.
By:_____ Director of Public Works
COUNTY CLERK
Filed for record this____ day of _____ 20____, @ _____
County Clerk of Tom Green Co., Tx.
By:_____
HAGELSTEIN ADDITION
SECTION TWO
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Michael Casey Alexander
DESCRIPTION: Being 0.688 acres of land out of Tract 1 described and recorded in Instrument Number 201508694, Official Public Records of Tom Green County, Texas.
ACKNOWLEDGEMENT/DEDICATION
i, Michael Casey Alexander, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.
Michael Casey Alexander
oWNER
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Michael Casey Alexander in the capacity shown.
Notary Public, State of Texas
This Plat is Filed in Cabinet ___, Slide ____ Plat Records of Tom Green County, Texas.
Field Notes are filed as Instrument No. _____ Official Public Records, Tom Green County, Texas.
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.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.
SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com
24-E-0018

PLANNING COMMISSION – February 26, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Preliminary and Final Plat	PP24-01 Hagelstein Addition Section 2, FP24-02 Hagelstein Addition Section 2

SYNOPSIS:

A preliminary plat subdividing 4 acres of land for the development of single-family residential along Grape Creek Road and W 34th Street, and a final plat outlining four lots from this tract along W 34th.

LOCATION:	LEGAL DESCRIPTION:
Northwest of the intersection at W 34th Street and Grape Creek Road	Acres: 4.030, Abst: A-1868 S-0316, Survey: C SANDER, 4.0300 ACRES

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
Riverside - #2 Tom Thompson	Single-Family Residential (RS-1)	Neighborhood	4.030 acres

THOROUGHFARE PLAN:

Grape Creek Road – Minor Collector. The right-of-way is around 88' wide. The current paving width is 40' wide. Both measurements on Grape Creek Rd. are above standard. **W 34th St.** – Local Street. The right-of-way is around 60' wide. The paving width is around 35'. These are also above standard.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Preliminary Plat Hagelstein Addition Section 2, and **APPROVAL** of the Final Plat Hagelstein Addition Section 2 with one (1) condition and one (1) note.

PROPERTY OWNER/PETITIONER:

Owner: Michael Casey Alexander
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 encompasses the entire four-acre tract, while the final plat is limited to the four new lots being created to the south along West 34th. There is a residence and pre-existing improvements on the larger tract, while the new lots are vacant and will presumably be used to build single-family dwellings. The proposed subdivision meets all ordinance standards, and its development towards single-family residential suits the zoning (RS-1) and Comprehensive Plan (Neighborhood).

Recommendation:

Staff recommends **APPROVAL** of the Preliminary Plat Hagelstein Addition Section 2, and **APPROVAL** of the Final Plat Hagelstein Addition Section 2 with one (1) condition and one (1) note.

Final Plat:

- Condition(s):

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.

- Note(s):

1. The 25' building setback line indicated on the plat should be continued northward along Grape Creek Road through the extent of Lot 1 as to reflect Lot 1's double frontage.

Attachments:

Aerial Map
Preliminary Plat
Final Plat

Aerial Map

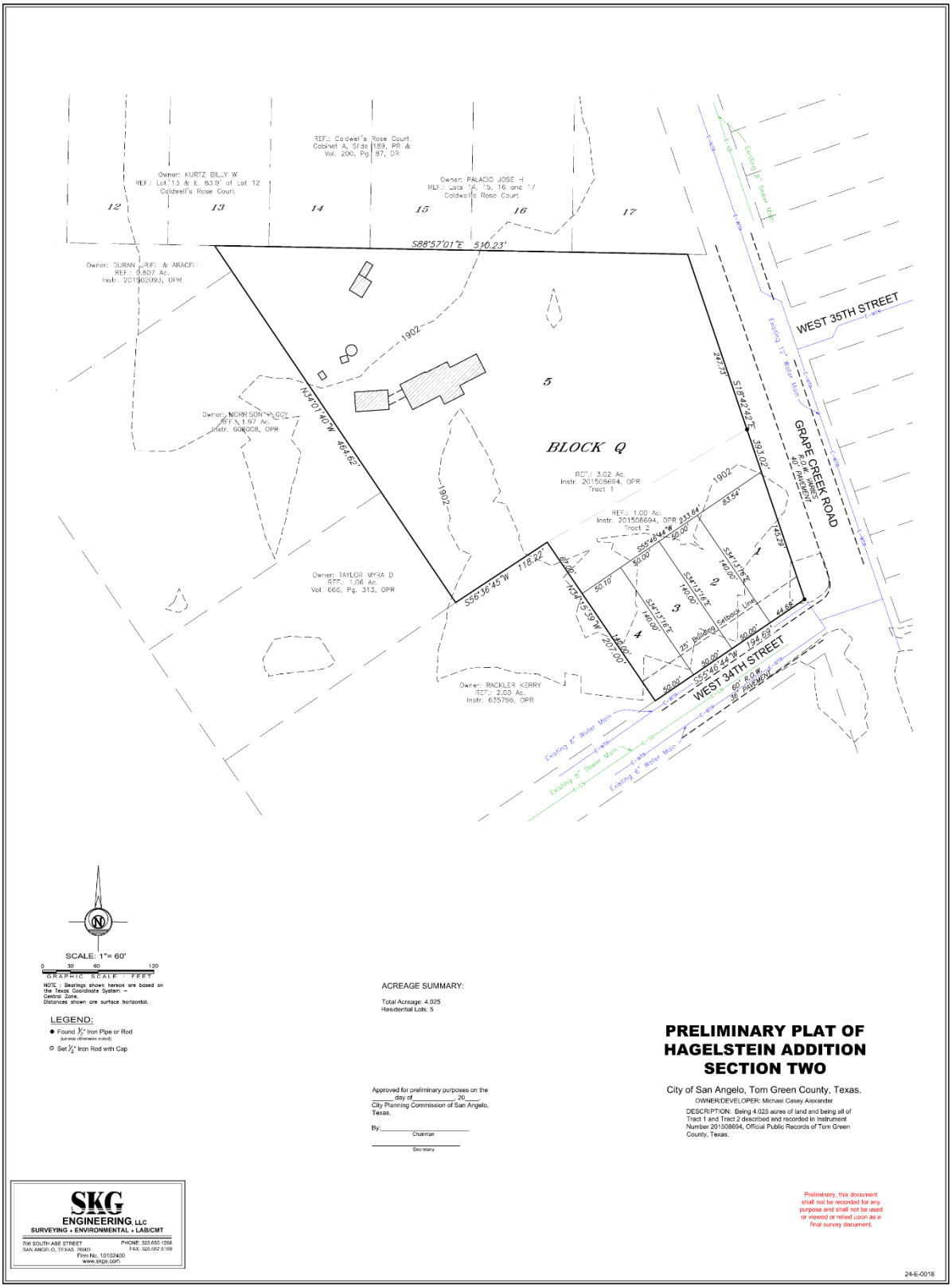
Aerial Map
PP24-01/FP24-02: Hagelstein Add. Sec. 2
Council District: #2 Tom Thompson
Neighborhood: Riverside

Subject Properties:

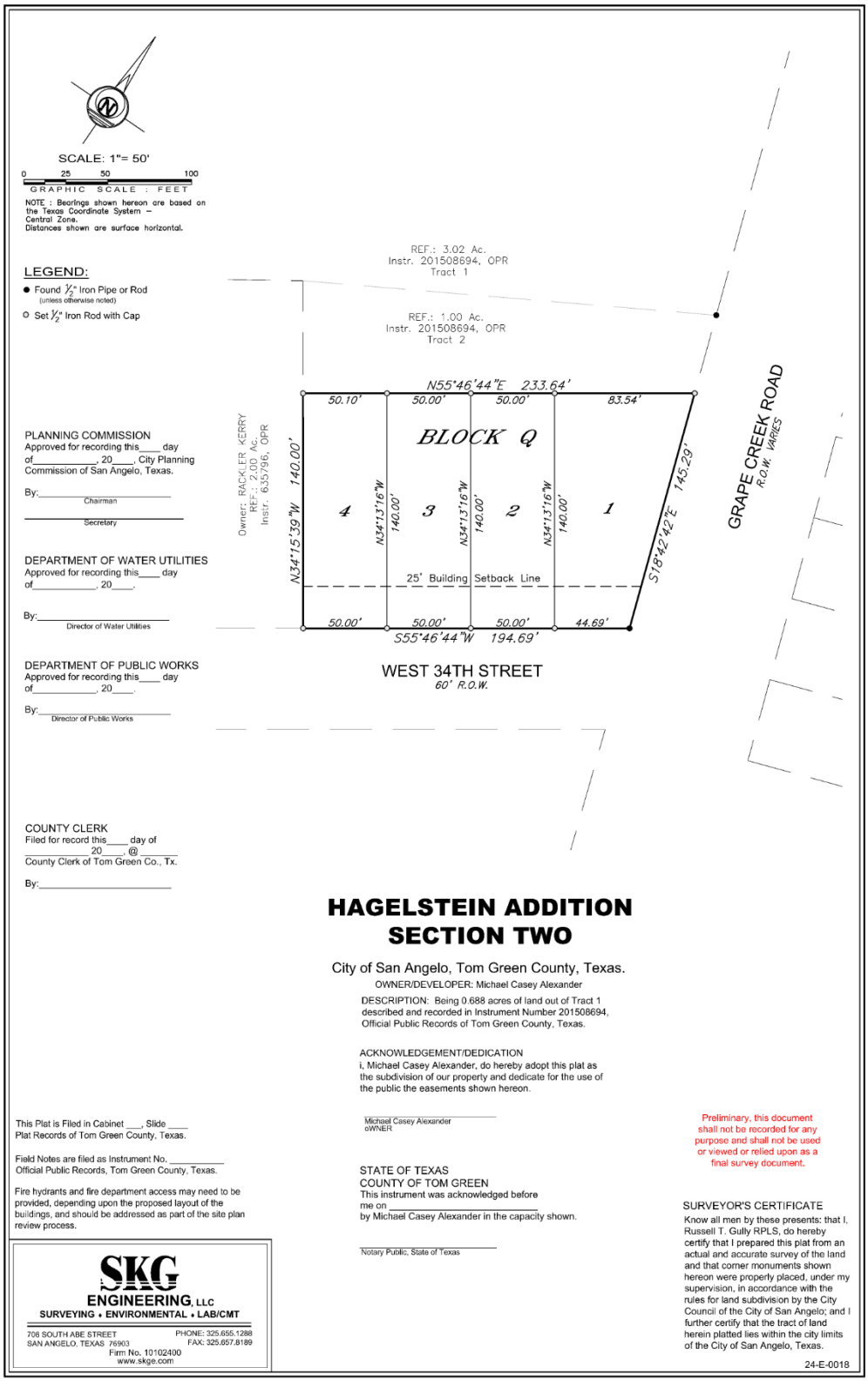
Scale: 0 0.010.01 0.02 0.03 0.04 Miles

N

Preliminary Plat



Final Plat


SCALE: 1"= 50'
0 25 50 100
GRAPHIC SCALE : FEET
NOTE : Bearings shown hereon are based on the Texas Coordinate System – Central Zone.
Distances shown are surface horizontal.
LEGEND:
Found 1/2" Iron Pipe or Rod (unless otherwise noted)
Set 1/2" Iron Rod with Cap
REF.: 3.02 Ac. Instr. 201508694, OPR Tract 1
REF.: 1.00 Ac. Instr. 201508694, OPR Tract 2
N55°46'44"E 233.64'
50.10'
50.00'
50.00'
83.54'
BLOCK Q
Owner: RACKLER KERRY REF.: 2.00 Ac. Instr. 635796, OPR
N34°15'39"W 140.00'
4
N34°13'16"W 140.00'
3
N34°13'16"W 140.00'
2
N34°13'16"W 140.00'
1
S18°42'42"E 145.29'
GRAPE CREEK ROAD R.O.W. VARIES
25' Building Setback Line
50.00'
50.00'
50.00'
44.69'
S55°46'44"W 194.69'
WEST 34TH STREET 60' R.O.W.
PLANNING COMMISSION
Approved for recording this____ day of_____, 20____, City Planning Commission of San Angelo, Texas.
By:_____ Chairman
_____ Secretary
DEPARTMENT OF WATER UTILITIES
Approved for recording this____ day of_____, 20____.
By:_____ Director of Water Utilities
DEPARTMENT OF PUBLIC WORKS
Approved for recording this____ day of_____, 20____.
By:_____ Director of Public Works
COUNTY CLERK
Filed for record this____ day of _____ 20____, @ _____
County Clerk of Tom Green Co., Tx.
By:_____
HAGELSTEIN ADDITION
SECTION TWO
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Michael Casey Alexander
DESCRIPTION: Being 0.688 acres of land out of Tract 1 described and recorded in Instrument Number 201508694, Official Public Records of Tom Green County, Texas.
ACKNOWLEDGEMENT/DEDICATION
i, Michael Casey Alexander, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.
Michael Casey Alexander
oWNER
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Michael Casey Alexander in the capacity shown.
Notary Public, State of Texas
This Plat is Filed in Cabinet ___, Slide ____ Plat Records of Tom Green County, Texas.
Field Notes are filed as Instrument No. _____ Official Public Records, Tom Green County, Texas.
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.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.
SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com
24-E-0018

PLANNING COMMISSION – February 26, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat FP24-03	The Palms Section 5

SYNOPSIS:

A request to final plat lots 12-15 as The Palms Section 5. A variance request is for direct and abutting access to a street on lots 12 & 13 from chapter 9 III A. 1. of the subdivision ordinance. The variance is due to topography and does match the approved preliminary plat.

LOCATION:	LEGAL DESCRIPTION:
Lots are East of 2301 Hillside Dr	Abst: A-3931 S-0181, Survey: C A VOIGHT

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood - Nasworthy	RS-1 – Single Family	Transitional	2.933 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 5, as well as approval of the variance request for direct and abutting connection to a city right of way with 3 conditions

PROPERTY OWNER/PETITIONER:

Owner: Psalm 100 Development, LLC
Petitioner: SKG Engineering, LLC

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat will create 4 residential lots. The property is currently zoned RS-1 single family consistent with the neighborhood policies of the 2009 Update to the City Comprehensive Plan. The plat 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 5, as well as approval of the variance request for direct and abutting connection to a city right of way with 3 conditions

Conditions

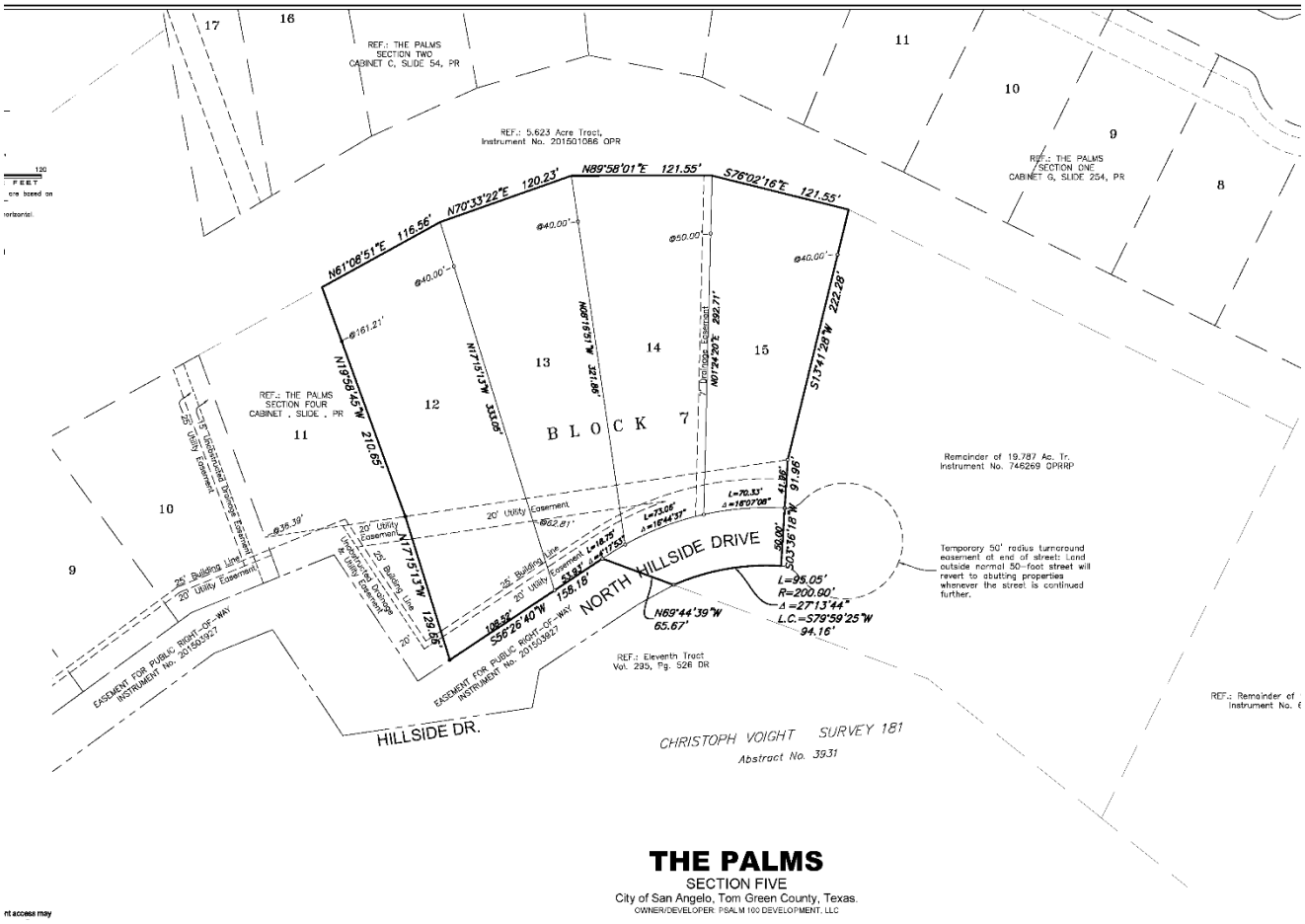
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]

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

Attachments:
Aerial Map
Final Plat

Final Plat



THE PALMS
SECTION FIVE
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: PSALM 100 DEVELOPMENT, LLC

Aerial Map

PLANNING COMMISSION – February 26, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat FP24-04	The Palms Section 6

SYNOPSIS:

A request to final plat lots 16-20 as The Palms Section 6.

LOCATION:	LEGAL DESCRIPTION:
Lots are East of 2301 Hillside Dr	Abst: A-3931 S-0181, Survey: C A VOIGHT

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood - Nasworthy	RS-1 – Single Family	Transitional	3.135 acres

THOROUGHFARE PLAN:

North Hillside Dr. – new road will be classified as a local road.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** The Palms Sec 5, as well as approval of the variance request for direct and abutting connection to a city right of way with 4 conditions

PROPERTY OWNER/PETITIONER:

Owner: Psalm 100 Development, LLC
Petitioner: SKG Engineering, LLC

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat will create 4 residential lots. Lot 20 will be dedicated to the city and is unbuildable. The property is currently zoned RS-1 single family consistent with the neighborhood policies of the 2009 Update to the City Comprehensive Plan. The plat 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 6, as well as approval of the variance request for direct and abutting connection to a city right of way with 4 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]

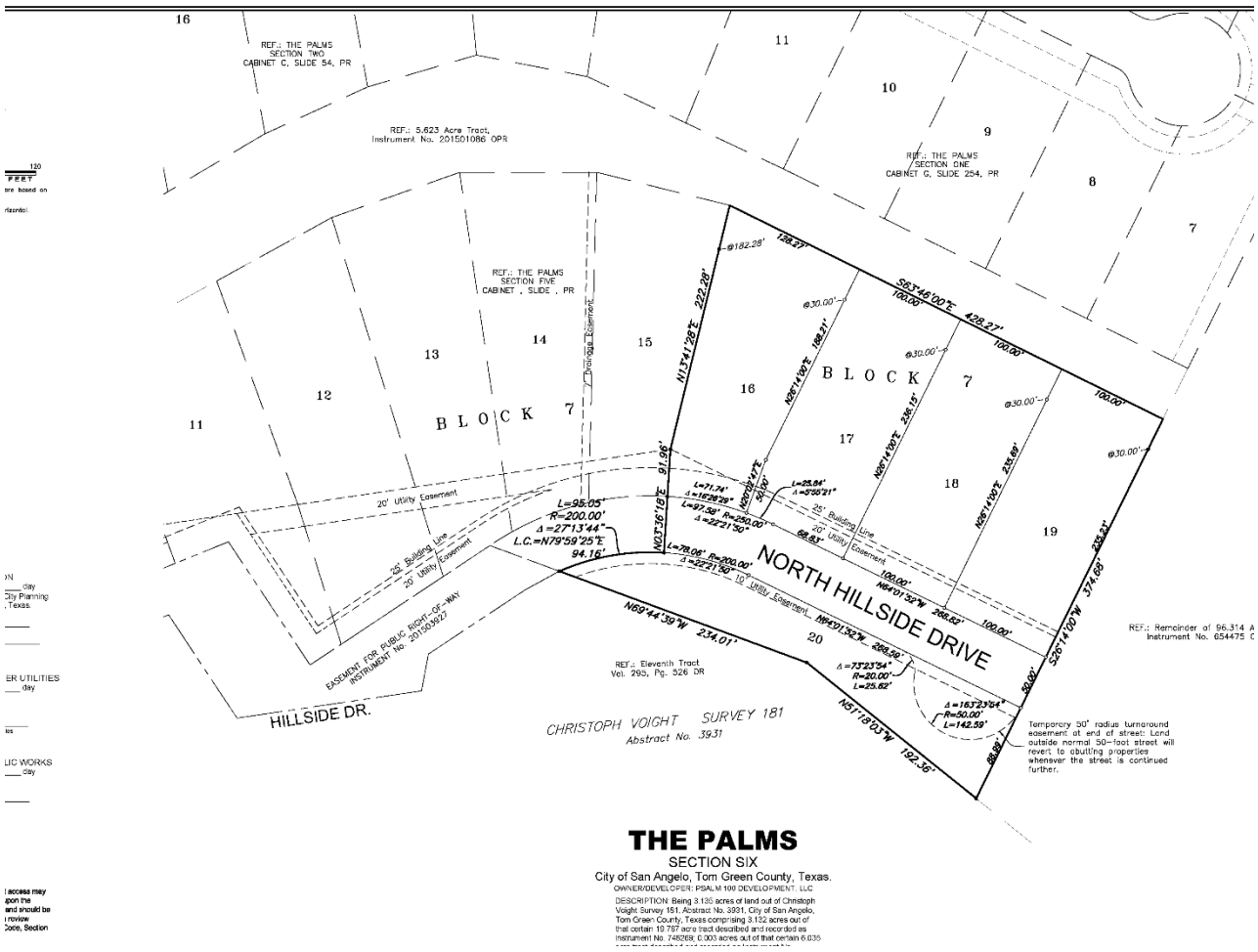
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the required construction of N Hillside Dr, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot wide sidewalk (minimum) on one side.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

4. Prior to plat recordation, Request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in Lot 20.

   General note: All turnarounds must meet the requirements of Appendix D and table D103.4. 2021 International Fire Code

Attachments:
Aerial Map
Final Plat

Final Plat



THE PALMS
SECTION SIX
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: PSALM 100 DEVELOPMENT, LLC

DESCRIPTION: Being 3.135 acres of land out of Christoph Voight Survey 151, Abstract No. 3931, City of San Angelo, Tom Green County, Texas comprising 3.132 acres out of that certain 19.787 acre tract described and recorded as instrument No. 748269, 0.003 acres out of that certain 6.035

Aerial Map

MEMO

Meeting Date: February 26, 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.

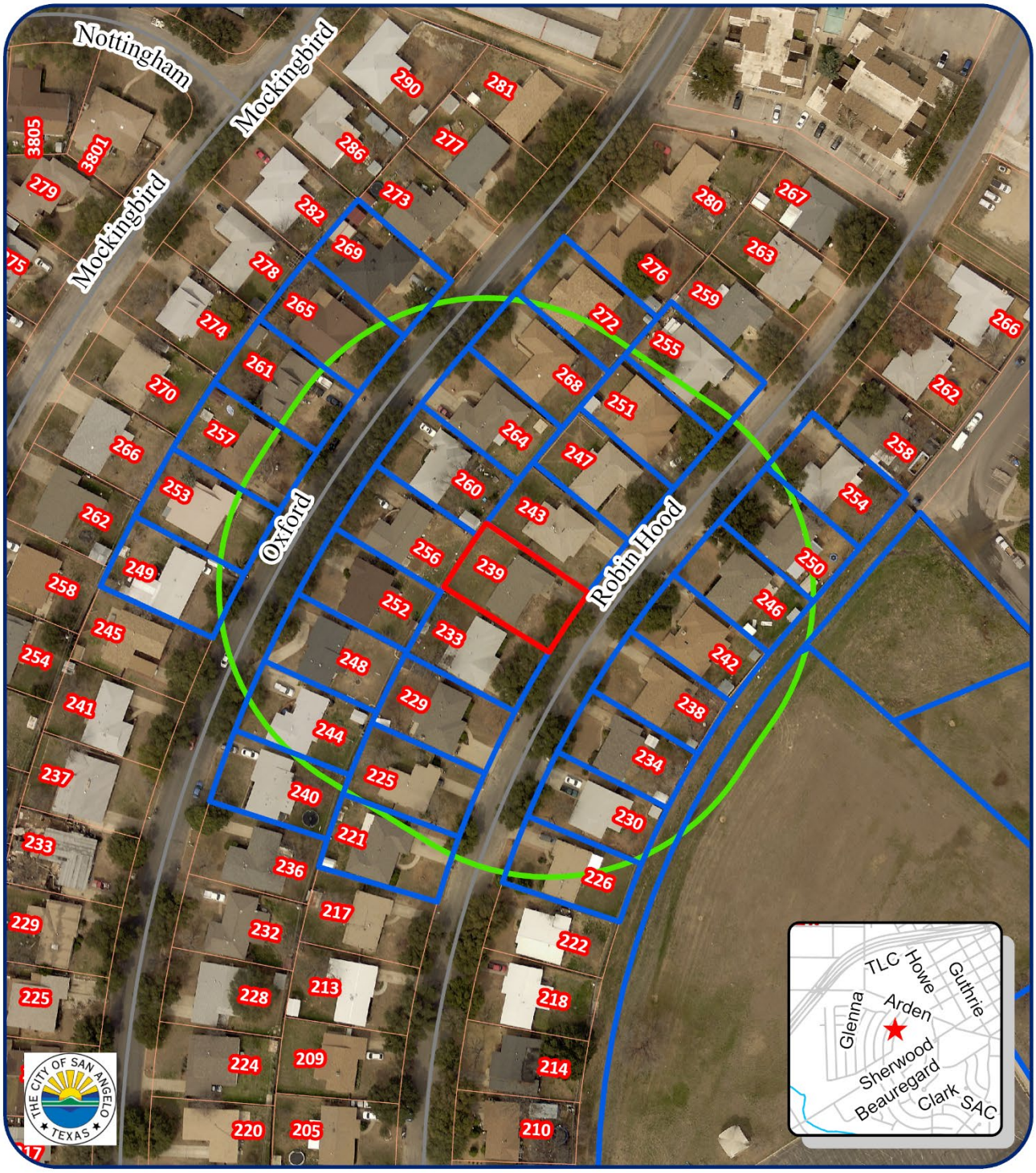
Background: CU24-01 - A request for a Conditional Use for a short-term rental located at 239 Robin Hood Trl.

Notification: 34 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 239 Robin Hood Trl 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



CU24-01 239 Robinhood Trail

Council District: #5 Karen Hesse Smith

Neighborhood: Bluffs

Scale: 0 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

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

CASE #: CU24-01
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: CALUSIO MELISSA J
Address: 239 ROBIN HOOD TRL

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: Melissa Calusio

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

CASE #: CU24-01
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: SOCHA ANN ELIZABETH
Address: 264 N OXFORD DRIVE

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: Ann Socha

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

CASE #: CU24-01
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: FOSTER LACY
Address: 254 ROBIN HOOD TRL

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: L Foster

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

LAWRENCE WILLIAM H & KIP
255 ROBIN HOOD TRL
SAN ANGELO, TX 76901-4818

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU24-01 **02/05/2024**

WHEN: Monday, February 26, 2024, at 9:00 AM
WHERE: East Mezzanine Room, City Hall, located at 72 W College Avenue
CONCERNING: a request for a Conditional Use in a Single-Family Residential (RS-1) Zoning District located at 239 Robin Hood Trail, San Angelo, Tom Green County, Texas.
REASON: To operate a Short-term Rental.
OPERATOR: Paul & Melissa Calusio (325) 939-3325

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

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

CASE #: CU24-01
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: LAWRENCE WILLIAM H & KIP
Address: 255 ROBIN HOOD TRL

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: Kip Lawrence

Signature: William H Lawrence

MEMO

Meeting Date: February 26, 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 3, RS-1 zoning area.

Background: CU24-02 - A request for a Conditional Use for a short-term rental located at 224 Bird St.

Notification: 24 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 224 Bird 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

CU24-02 224 Bird St

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho

Scale: 0 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

CASE #: CU24-02
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: MARQUEZ EDWARD & ROSIE H
Address: 209 BIRD

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: Edward + Rosie Marquez

CASE #: CU24-02
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: HERNANDEZ RAMON
Address: 215 BIRD

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: Ramon Hernandez

CASE #: CU24-02
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: SEAL JUSTIN L
Address: 224 BIRD

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: February 26, 2024

To: Planning Commission

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

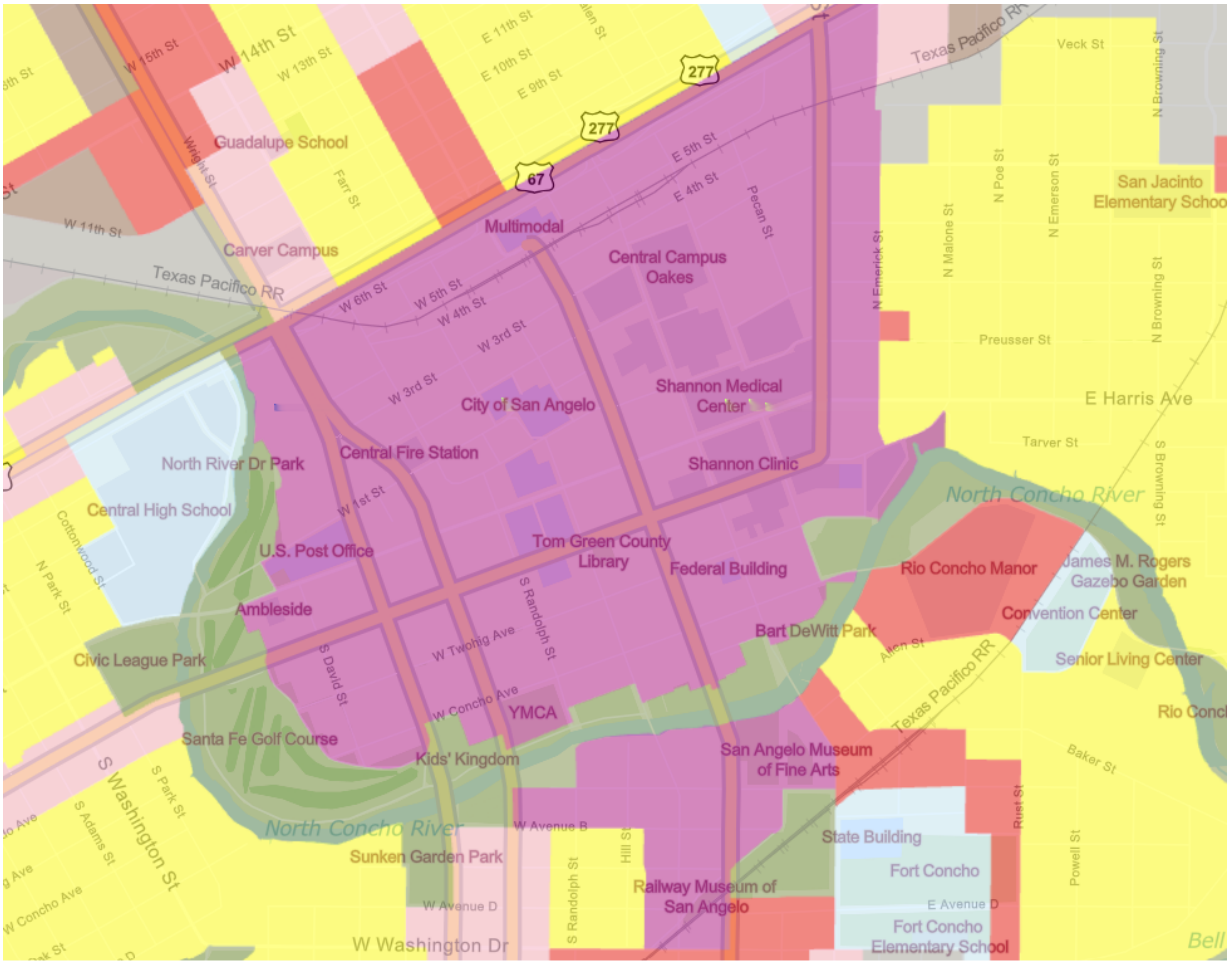
Request: Discussion on Central Business District Zoning Expansion along with a Future Land Use Downtown Development District discussion.

Background: The Historic District, the Downtown District were amended in 2022. This expansion was intended to be just that- a first expansion. Going back to the 2009 San Angelo Strategic Plan that was adopted not as an update to the San Angelo Comprehensive Plan of 2003 but as a "strategic plan with strategies and initiatives" to realize the vision established by the 2003 plan. The first step then in 2022 was to start the process adopted with the 2003 and 2009 plans to accomplish the adopted goals for development in the City of San Angelo that was started in 2019 with the Historic Overlay Zone.

Notification: This is just a discussion of the next steps; does the Planning Commission want to move forward as part of the original plan? If so, how do you want to go about that process. We have some options that are part of this discussion, but we also have some issues that we need to revise.

Information: In the following picture, the dark mauve color is the existing Downtown Development District. Ever sense the 2003 Comprehensive Plan this area was seen as the Main Street area, the downtown area bound together by smaller commercial development that changes often. It also includes the Historic Area with the now identified Historic District Overlay, the older main street buildings that need to be preserved. But the Downtown District is a much larger area extending over to Emerick and south across the river to the Cultural Area. It is the smaller, independent owner, ethnic mixed area of San Angelo – with the Medical Center right in the middle. As described in the Strategic Plan of 2009, it is the heart of San Angelo. As the heart we don't want to lose it.

In 2019 we identified the Historic Overlay and set up the ordinances to do just that. What we continued in 2022 was to move forward with the Development District Overlay guidelines to protect the remaining Downtown District area and then set up the Central Business District Overlay and zoned area with zoned allowed uses but the Central Business District Overlay has no guidelines. We therefore continue to use the Downtown District Guidelines. We also have several businesses along the west side of Main Street that would benefit from Central Business District zoning and would fall under the allowed uses for that district including equipment repair garages and supply companies all the way up to 6th Street and the



Houston Harte Expressway. This entire area is the kind of mixed-use area that makes the Central Busine District so important. Included in the mix is residential single family and multifamily that is important in a mixed-use area. What is missing is ample parking and the CBD zoning, where parking is only required in specific circumstances, would be a boost to the area. If we look beyond the Main Street divide over to the extent of the Downtown Development District Vision area, we see the start of larger lot development along with more industrial development. We may want to keep their zoning but look to extending the Development District Overlay Guidelines to encourage better protection for the RS-2 and RS-1 residential development that are some of our oldest residential development areas. The benefit of the Downtown District Overlay Guidelines is they fall under the Downtown District Vision that has been there for over 20 years now. They are not onerous; they can be used over any zoning district, and they provide a cohesive approach to the area's development.

The second option would be to expand the Central Business District zoning to the west side of Main Street, expand the CBD Overlay to the same area and develop guidelines for that Overlay or put them on hold as we have done for the expanded CBD Overlay; with the commitment that we work on those guidelines soon. What we don't want to do is have both Overlays cover this new area. That is confusing for both the applicant and staff.

The third area that we should look at that would require a serious look is the older Light and Heavy Manufacturing area along the rail line. This area is in the Vision Plan for the Downtown District but under the ML or MH zoning. Other communities have seen the importance of the historic industrial area and encouraged either continued industrial uses but with guidelines for protecting the historic structures or encouraged a mixed-use area that fosters brewing or distilleries along with interesting industrial housing

or commercial uses with shipping or trucking uses along with event venues. Any type of small use area that requires large spaces is always looking for development areas that are close to destination areas with lots of foot traffic. One of the aspects that we are missing right now is sidewalks that encourage crossover walking traffic from the CBD area. Amarillo, Lubbock, and Abilene have each developed their own approach to the historic industrial areas that make them unique development areas. What we do have in San Angelo is a solid accepted large development area that has been part of the City's Future Vision for over 20 years that needs to be moved on to the next step.

Recommendations:

1. Consider expanding the CBD zoning east to the west side of Main Street and overlaying this area with the Development District Overlay from 6th Street down to College Avenue on the existing area and adding the Downtown District Overlay.

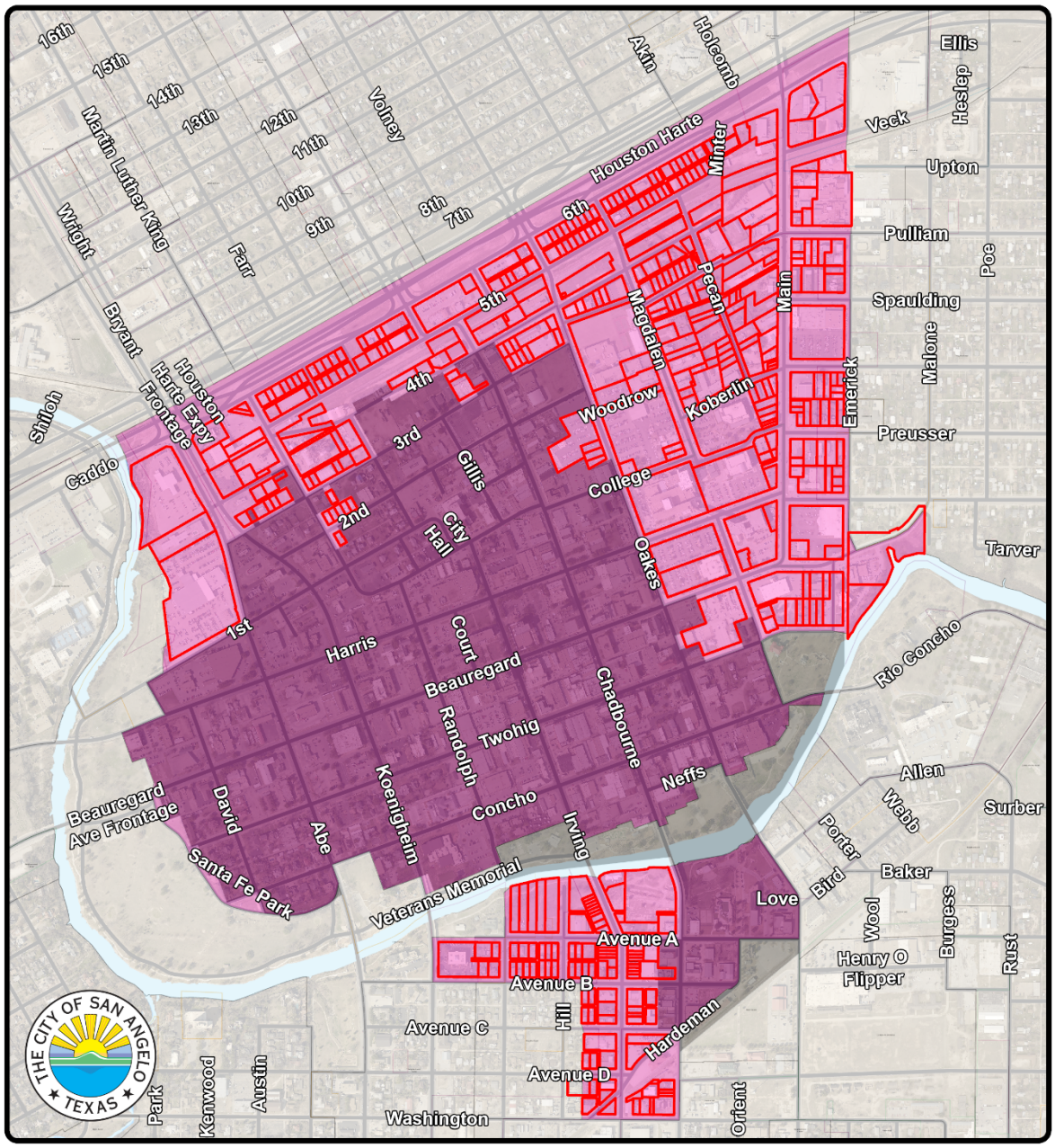
2. Consider the Industrial area along 4th through 6th Streets as an area with real potential and cover this area with the Downtown District Overlay; which should open opportunities for creative development. Work with the owners of the area and the expansion committee to include design controls and size limitations that would benefit the neighborhood.

3. Both groups in items 1 and 2 need to give input and consideration of the needs of the area and the expansion vision and we need to make sure that their needs are addressed. This area does need to be reviewed by both the DHRC- Design District and the Planning Commission - Zoning.

4. There is an area south of the river that is part of the Downtown Development District future vision that is in need of more in depth review. Staff would like to see attention focused on this area and a recommendation developed to bring back to the DHRC and the Planning Commission.

Requested Action:

Staff would like to see a more focused discussion and perhaps a joint meeting between the Planning Commission and the DHRC for the concerns raised for each area. Under our ordinances DHRC has the role usually prescribed for Planning Commission.



Potential CBD Expansion

Existing CBD:

Non-CBD, Downtown Vision Plan:

Subject Properties:

0 0.05 0.1 0.2 0.3 0.4 Miles

N