Planning Commission
3/18/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on March 18, 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. **Meeting minutes:** Consider approving the meeting minutes from February 26, 2024.

III. Regular Agenda

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

1. **PD20-02 - 3824 Green Meadow Dr (SMD#6):** A request for approval of an amendment to Planned Development zoning district PD20-02 to allow High Rise Multifamily (RM-2) zoning for a 3-story affordable senior living facility located at 3824 Green Meadow Dr.
2. **PD97-07 Amendment - San Angelo Airport (SMD#1)**: Discussion and action on adoption of Airport Master Plan and Public Hearing on Amendment to Planned Development zoning district PD97-07, with an underlying General Commercial (CG), Heavy Commercial (CH), and Light Manufacturing (ML) zoning to conform to the Airport 2020 Master Plan.

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

1. **CU23-07 - 119 N Malone - RM-1 (SMD#3):** A request for a renewal of a Conditional Use for a short-term rental located at 119 N Malone St.
2. **CU24-03 - 2246 Joy Road - RS-1 (SMD#1):** A request for approval of a Conditional Use for a Short Term Rental located at 2246 Joy Road.
3. **CU24-05 - 17 W 13th Street - RS-2 (SMD#4):** A request for approval of a Conditional Use for a short-term rental located at 17 W 13th St.

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. The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, April 15, 2024**, at the ***East Mezzanine of City Hall, 72 West College Avenue, San Angelo, Texas***.

VII. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 14th day of March 2024, at 1:52 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, February 26, 2024, 9:00 A.M.

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

Staff Present: Rick Weise, Assistant City Manager
Aaron Vannoy, Director of Planning and Development Services
Brandon Dyson, Assistant 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 9:07 am and recognized a quorum of 6.

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 December 18, 2023 Planning Commission meeting minutes.

B. Meeting minutes - Consideration of approval for the January 22, 2024 Planning Commission meeting minutes.

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

*Commissioner Davis moved to **approve** consent agenda items A & B, seconded by Commissioner Self. 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. FP24-01 CFA Addition Block A, Lots 1 & 2: A request to Final Plat CFA Addition Block A, Lots 1 & 2 being a total of 3.298 acres located approximately at the corner of N 23rd and N Bryant in the General Commercial and Heavy Commercial Zoning District.

Director Aaron Vannoy presented this request to the Commission. This case will create two commercial lots with an access agreement from Lot 2 out to Bryant Blvd. Staff recommends approval of the request.

The Chair opened for public comment.

Seeing no public comment, the Chair closed public comment.

*Commissioner Self gave a motion to **approve** as presented, seconded by Commissioner Davis. This motion carried 6-0.*

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2. PP24-01 Hagelstein Addition Section Two: A request to Preliminary Plat Hagelstein 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.

Planning Tech Reed presented this request and Item #3, the Final Plat. Staff is recommending approval with one note on and two conditions on the Final Plat.

Chair Stribling asks if note is just for Lot 1. Planning Tech Reed confirmed it is just to show Lot 1 is double frontage.

The Chair opened public comment.

Seeing no public comment, the Chair closed public comment.

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

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3. FP24-02 Hagelstein Addition Section Two: A request to Final Plat Hagelstein Section Two for four new residential lots, 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.

See above as it was presented with the preliminary, item #2.

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

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4. FP24-03 The Palms Section Five: A request to Final Plat The Palms Section Five 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.

Planner Rae Lineberry presented this request to the Commission, which is creating four residential lots. The variance request is for Lot 12 and half of 13 as they will not abut a street but an access road. Staff is recommending approval of the Final Plat and the variance.

Commissioner Pool clarifies that the North Hillside Dr name is what the applicant is working on with 9-1-1 Coordinator to rename. Planner Lineberry confirmed that is correct.

Chair Stribling asked what the road is going to the west. Planner Lineberry responded that it is a private road. Chair Stribling then asked if the soon to be renamed North Hillside is going to be private. Planner Lineberry responded that it will be public starting at Lot 13. Chair Stribling asked how Lot 12 would be addressed. Planner Lineberry says it most likely would be addressed off the soon to be changed North Hillside as it will become a public street in the future.

The Chair opened public comment.

Russell Gully stepped forward. Mr. Gully updates the Commission with the name change information. He also clarifies that years ago when this was preliminary platted, this new soon to be renamed North Hillside Dr will go all the way down to Knickerbocker and the old, original Hillside Dr would become a walking path.

Chair Stribling asked about the turning access between all three streets. Mr. Gully responded that it might be a little tight but they are planning on using a wider intersection to help alleviate any issues.

The Chair closed public comment.

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

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5. FP24-04 The Palms Section Six: A request to Final Plat The Palms Section Six located at North Hillside Dr in the RS-1 zoning district.

Planner Rae Lineberry presented this request to the Commission, which is creating four residential lots and one unbuildable lot.

The Chair opened public comment.

Russell Gully stepped forward and explains Lot 20 a little more. The land is to steep to really use it and the applicant will most likely deed it to the city but this is a phase deal so they will work with the city as they get further into building out the lots.

The Chair closed public comment.

*Commissioner Self gave a motion to **approve** as presented with the exception of changing Condition #4 to list Lot 20 as unbuildable, Commissioner Pool seconded this motion, which then passed 6-0.*

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.

Planner Lineberry presented this request to the Commission, which is the first request for a short-term rental at this location. Three in favor and one in opposition was received. Staff recommended approval with the three standard conditions.

The Chair opened public comment.

Paul Calusio, the owner and operator stepped forward and told the Commissioners why they decided to go to short-term rental rather than long-term and to answer any questions.

The Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Pool seconded this motion, which then was carried 6-0.*

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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.

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 recommended approval with the three standard conditions.

The Chair opened public comment.

Jesse McMillan stepped forward as the local operator to answer any questions.

The Chair closed public comment.

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

C. Discussion Items for Direction and Possible Action

1. CBD Expansion discussion and direction

Principal Planner Sherry Bailey opened the discussion about expanding the CBD zoning district to the east and possibly the southern end.

Discussion was had on the difference between CBD zoning expansion and the overlay districts.

Chair Stribling summarized his thoughts that the current zoning for these lots is kind of narrowing and CBD would broaden the uses allowed to which Principal Planner Bailey said that is correct. He verified

that this would not need a DHRC review to which Principal Planner Bailey said that is correct. He asked if there was anything the property owners would be required to do under CBD that they are not required to do under their current zoning. Director Vannoy asked if any of the heavy commercial properties had outdoor storage as he seemed to recall that CBD does not allow as much outdoor storage as heavy commercial. Principal Planner Bailey does not think there is any heavy commercial properties that would be affected in this first phase. Director Vannoy said that the outdoor storage would be evaluated during this expansion research.

Director Vannoy said Staff is really looking for direction on where to expand the CBD as in over to Main or Emerick. The board discussed and would like it to include both sides of Main St to Emerick and not to include the North side. The Southern end will be evaluated at a later date.

The board agrees expanding the CBD zoning is worth evaluating.

Commissioner Aguirre asked about ADA compliance in the downtown area to also be evaluated. Asst. City Manager Weise answered that City Council is already looking it that and the City Attorney Theresa James is heading that group.

Principal Planner Bailey said that she will take all this discussion and return with more information at a later date.

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

Director Vannoy clarified that the amendment Staff has been working on will require a conditional use in the RS and R&E zonings but not the commercial. There are other procedures in place that commercial properties would fall under. A short-term rental cannot just pop up in a commercial zoned property as there are other procedures they would have to follow. Maps and visual aids to clarify the commercial process were shown.

Commissioner Miller said she understood the purpose of the 500ft between short-term rentals was so you don't have a whole neighborhood full of short-term rentals but is this something other cities are doing or is there any cases in court with a similar requirement. Asst. City Attorney Dyson responded that he is pretty sure we are the only city with a distance requirement between them. There is not a specific court case with distance but it is suggested to have some type of restriction which is why we've started requiring the 500ft. Commissioner Miller said the 500ft has her a little hesitant because there really isn't any recourse for someone that has one within 500ft. Director Vannoy agreed and clarified that having the 500ft requirement does make it dependent on enforcement and adds to Staff time but per feedback, it is what the community wants. Commissioner Miller said that maybe it should be up to our neighborhoods to come to the meetings and speak out against them.

Chair Stribling and Commissioner Miller voice their concerns on the 500ft restriction between short-term rentals. Neighborhood percentages rather than a 500ft restriction is discussed.

Director Vannoy moves on to discuss the 500ft buffer around schools. The schools in the commercial areas will not have the 500ft buffer as hotel and other commercial businesses are allowed to operate. The board discussed and agree with Staff that the buffer is not needed.

Chair Stribling opens it for public comment.

Jesse McMillan stepped forward. He is the operator of the short-term rental on Bird St. He would love the opportunity to fix up the other houses on the street and is for removing the 500ft requirement between short-term rentals.

Doug Robinson stepped forward. He is also against the 500ft requirement between short-term rentals. He has been affected by it twice. He is concerned that we are also taking away the ability to get a variance on the requirement.

Chair Stribling closes public comment.

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.

Commissioner Davis asked about cases PP23-15 & FP23-40 as the approval letter was sent to the applicant with an incorrect condition. Director Vannoy responded that it is being corrected and an updated letter will be sent to the applicant.

The Chair closed public comment.

V. Planning Director's Report

Director Vannoy announced he was selected and is now officially the Director.

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 **March 18, 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 10:41 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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STAFF REPORT – PD20-02 Amendment

Planning Commission: March 18, 2024
City Council 1st reading: April 16, 2024

APPLICATION TYPE:	CASE:
Rezoning – Major Amendment	PD20-02 Amendment: 3824 Green Meadow

SYNOPSIS:

A request for approval of an amendment to Planned Development zoning district PD20-02 to allow High Rise Multifamily (RM-2) zoning for a 3-story, 30-unit affordable senior living facility located at 3824 Green Meadow Dr. There will be 15 units of each one-bedroom and two-bedroom units. They will also include handicap accessible units, a clubhouse, and a dog park.

LOCATION:	LEGAL DESCRIPTION:
3824 Green Meadow	Lot: 1, SECTION 20, Blk: 47, Subd: MEADOWCREEK ADD

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bonham Neighborhood	PD with base zoning of RM-1	Commercial	1.423 Acres

THOROUGHFARE PLAN:

Green Meadow Drive – Urban Minor Collector Street, required: 60' right-of-way, 50' pavement, Provided: 60' right-of-way, 40' pavement

NOTIFICATIONS:

25 notifications mailed within 200-foot radius on 3/1/2024. We have received zero in support and one in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of an amendment to Planned Development zoning district PD20-02 to allow High Rise Multifamily (RM-2) zoning for a 3-story, 30-unit affordable senior living facility located at 3824 Green Meadow Dr. with **four conditions**.

PROPERTY OWNER/PETITIONER:

Petitioner: OPG Green Meadow Partners, LLC
Contact: April Engstrom

STAFF CONTACT:

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

Additional Information: Multifamily residential uses were allowed on the property by right from 1983 when the property was zoned Multi-Family Residence District (R-3), (and later renamed to RM-1 in 2000) until 2019. The City Council rezoned the property on August 6, 2019, to a Planned Development (PD19-06) to allow for retail sales and service uses with Type 1 outdoor storage. PD19-06 had included a concept plan for an office/warehouse building for seven tenants but was never built. It was then rezoned for a new PD20-02 to allow multifamily development again. The former applicant only asked for a base of RM-1, side, and rear setbacks to zero feet, and the concept plan only had two-story buildings. The current applicant is keeping the same concept but would like 3-story buildings which also changes the layout. Staff recommends approval this amendment given the property to the northwest is also 3-story senior living facility.

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The subject property is designed "Commercial" in the City's Comprehensive Plan which calls to "improve the relationship and connectivity between neighborhoods and Commercial areas" including the establishment of transition areas. Planning Staff believes that the proposed multifamily development adheres to this policy. It provides a transition between the residential neighborhood of townhomes to the south and west, apartments to the southeast, and the commercial uses to the east that includes an office and warehouse, salon, and spa.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The proposed development will comply with the High Rise Multifamily (RM-2) development standards except for the previous 0 feet setback allowance. Planning Staff supports the applicant's PD amendment request including keeping the previously approved reduce setbacks to 0 feet to allow the development to make the best use of available space.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** As indicated above, the multifamily development is compatible with the surrounding area. There is residential development (townhouses and apartments) on the south side of Green Meadow Drive as well as seniors living complex to the west of Oak Grove Boulevard nearby. The new multifamily units will also be located in close proximity of commercial amenities that include a salon, spa, and fast-food restaurants, and are within walking distance of a Concho Valley Transit bus stop. Finally, the applicant will install a five-foot wide sidewalk along Green Meadow Drive, improving walkability between the development and the bus stop and commercial amenities to the east.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area has been vacant for a long time. The two previous owners decided not to proceed with the projects. Staff believe as this project is the same concept as the previous applicant, it is compatible with the area.

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

neighboring properties.

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

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The concept plan delineates two access driveways to the development, all fronting onto Green Meadow Drive. Green Meadow Drive is a minor collector road which can accommodate large traffic volumes, and Staff believes this street can accommodate the increase in traffic generated from the 30 additional residential units.

Recommendations:
Staff recommends **APPROVAL** of an amendment to Planned Development zoning district PD20-02 to allow High Rise Multifamily (RM-2) zoning for a 3-story, 30-unit affordable senior living facility located at 3824 Green Meadow Dr. with **four conditions:**

Conditions of Approval:

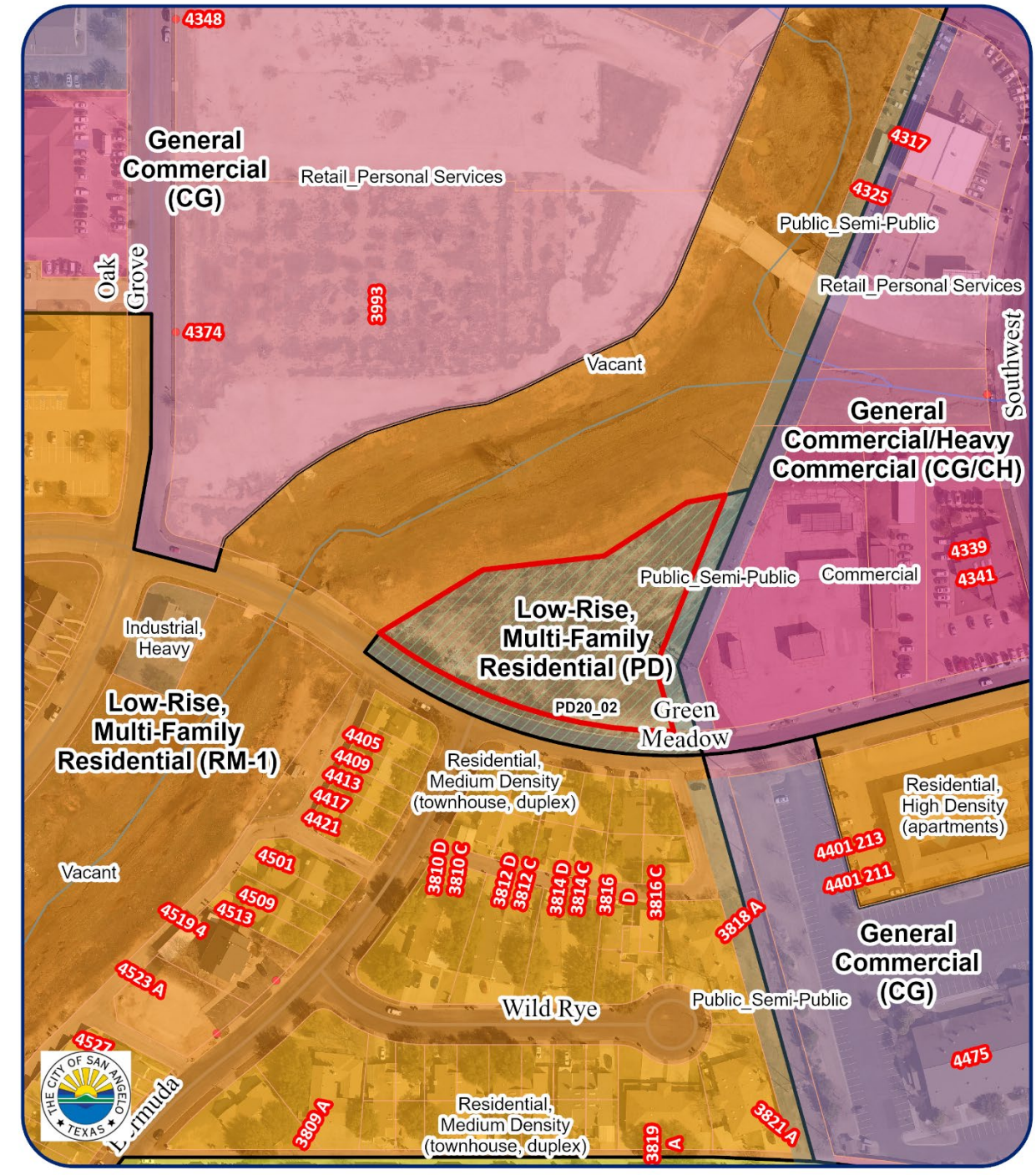
1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the High Rise Multifamily Residential (RM-2) Zoning District, except for:
   a. The minimum rear yard setback shall be 0 feet.
   b. The minimum side yard setbacks shall be 0 feet.

2. Overall site use shall be in accordance with the approved Concept Plan. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director.

3. The applicant shall submit and obtain approval of an Urban Design Review (UDR) prior to any future development that includes building elevations, a landscape plan, and details of any fencing, screening, and proposed lighting.

4. All exterior lighting be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties. The City has the right to periodically inspect the property to verify compliance.

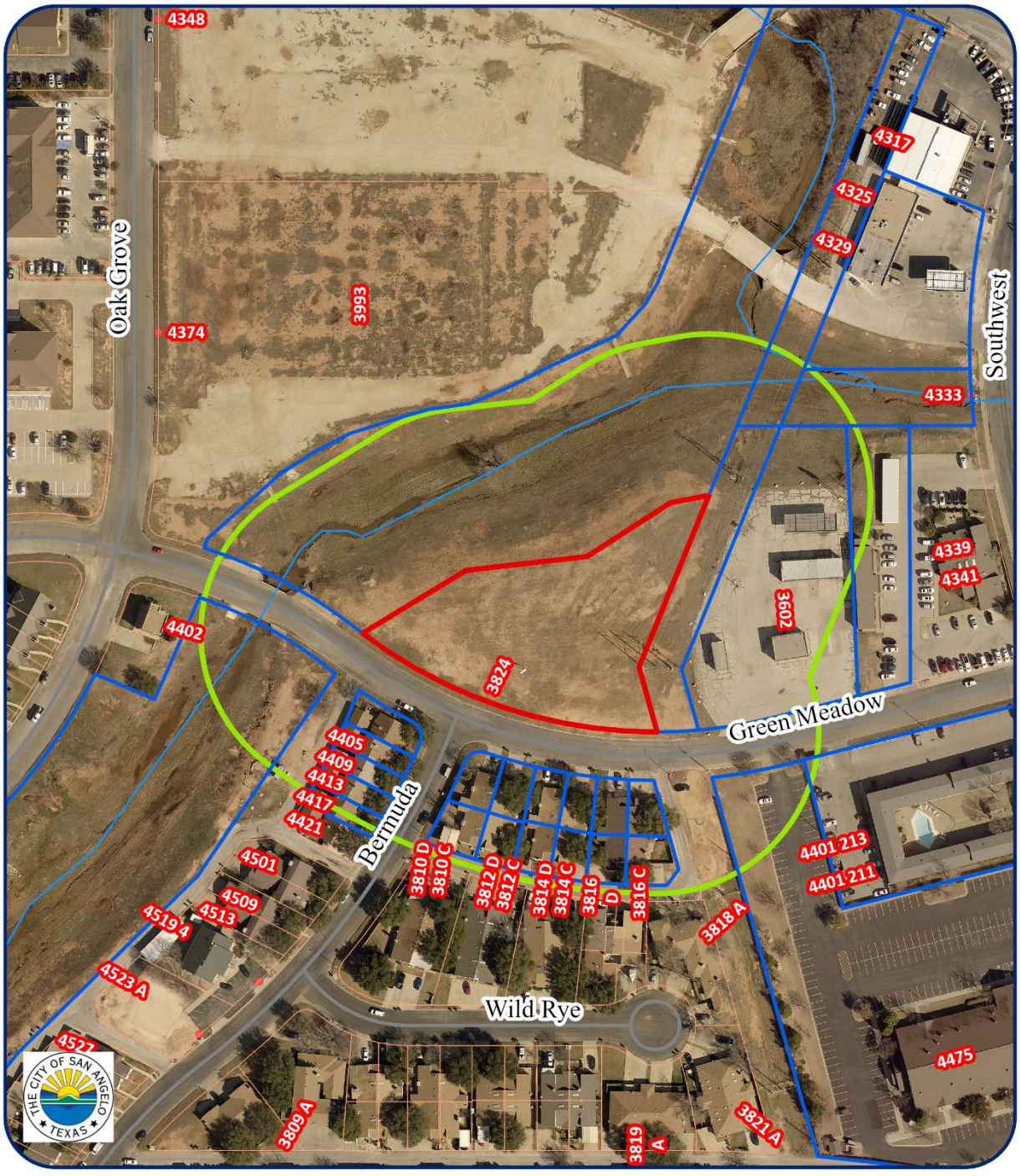
Attachments:
Zoning Map
Notice Map
Concept Plan
Photo of vacant lot



200' Notification Map
PD20-02 PD Amendment
Council District: #6 Larry Miller
Neighborhood: Bonham
Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



200' Notification Map
PD20-02 PD Amendment
Council District: #6 Larry Miller
Neighborhood: Bonham
Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Properties:
200' Buffer:
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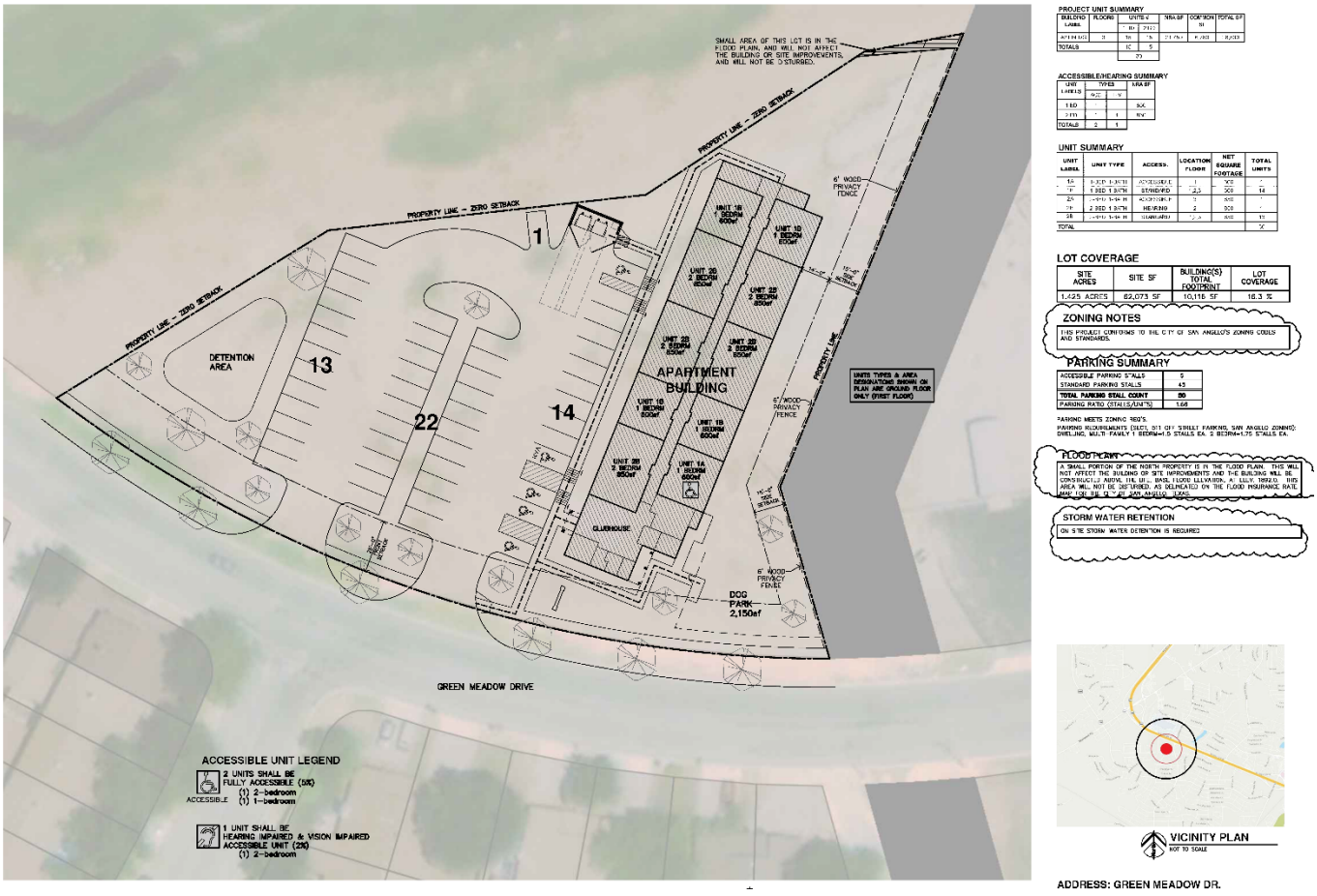
N



PROJECT UNIT SUMMARY

BUILDING LABEL	FLOORS	UNITS #		NRA/BF	COMMON	TOTAL SF
		1BR	2BR		SF	
APARTMENTS	3	16	16	21,760	4,000	25,760
TOTALS		16	16			
		32				

ACCESSIBLE/HEARING SUMMARY

UNIT LABELS	TYPES		NRA/BF
	1BD	2BD	
1BD	1		600
2BD		1	850
TOTALS	2	1	

UNIT SUMMARY

UNIT LABEL	UNIT TYPE	ACCESS.	LOCATION FLOOR	NET SQUARE FOOTAGE	TOTAL UNITS
1A	1 BED 1 BATH	ACCESSIBLE	1	600	2
1B	1 BED 1 BATH	STANDARD	1,2,3	600	16
2A	2 BED 1 BATH	ACCESSIBLE	2	850	1
2B	2 BED 1 BATH	HEARING	2	850	1
2B	2 BED 1 BATH	STANDARD	1,2,3	850	15
TOTAL					32

LOT COVERAGE

SITE ACRES	SITE SF	BUILDING(S) TOTAL FOOTPRINT	LOT COVERAGE
1.425 ACRES	62,073 SF	10,116 SF	16.3 %

ZONING NOTES

THIS PROJECT CONFORMS TO THE CITY OF SAN ANGELO'S ZONING CODES AND STANDARDS.

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	5
STANDARD PARKING STALLS	45
TOTAL PARKING STALL COUNT	50
PARKING RATIO (STALLS/UNITS)	1.56

PARKING MEETS ZONING REQ'S.
PARKING REQUIREMENTS (SUCH AS OFF STREET PARKING, SAN ANGELO ZONING): DWELLING, MULTI-FAMILY 1 BEDRM=1.5 STALLS EA. 2 BEDRM=1.75 STALLS EA.

FLOOD PLAIN

A SMALL PORTION OF THE NORTH PROPERTY IS IN THE FLOOD PLAIN. THIS WILL NOT AFFECT THE BUILDING OR SITE IMPROVEMENTS AND THE BUILDING WILL BE CONSTRUCTED ABOVE THE BASE FLOOD ELEVATION. AS LILLY, 1992.0. THIS AREA WILL NOT BE DISTURBED. AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TOM GREEN COUNTY, TEXAS.

STORM WATER RETENTION

ON SITE STORM WATER DETENTION IS REQUIRED

VICINITY PLAN
NOT TO SCALE

ADDRESS: GREEN MEADOW DR.

MEMO

Meeting Date: March 18, 2024

To: Planning Commission

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

Request: Discussion and action on Adoption of the Conceptual Plan as the amended Site Plan for **PD97-07 Amendment** being **120/471** acres + or -

Background: In 2019/2020 the Airport Board entered a contract with C & S Companies to do a An Airport Real Estate Development Strategy Plan that was part of the Airport Master Plan being done by Centurion. The Real Estate Plan was to look at the Airport property and to determine the availability of existing airport real restate to meet existing and future needs, and to help determine what would be needed as the airport continues to develop their strategy for meeting the needs of their adopted Master Plan. A guidebook for the future is now also recognized by the FAA and meeting their requirements. The Airport Master Plan now includes the Real Estate Plan as part of the Master Plan. By amending PD97-07 to reflect the Real Estate Plan the City will not have to act separately each time someone wants to build on the Airport property if it matches the Real Estate Plan.

Notification: Since the Airport Master Plan is already adopted by the city and the Airport Board the Planning Commission can adopt it as part of their Master Plans and Studies to enable the Planning Commission to look at development in and around the airport as part of their overall land use planning role for development within the City of San Angelo. The Airport's Master Plan and Real Estate Study becomes a tool for the Planning Commission and staff to use to review and evaluate future development plans that may have an impact on the growth and viability of the City of San Angelo Airport.

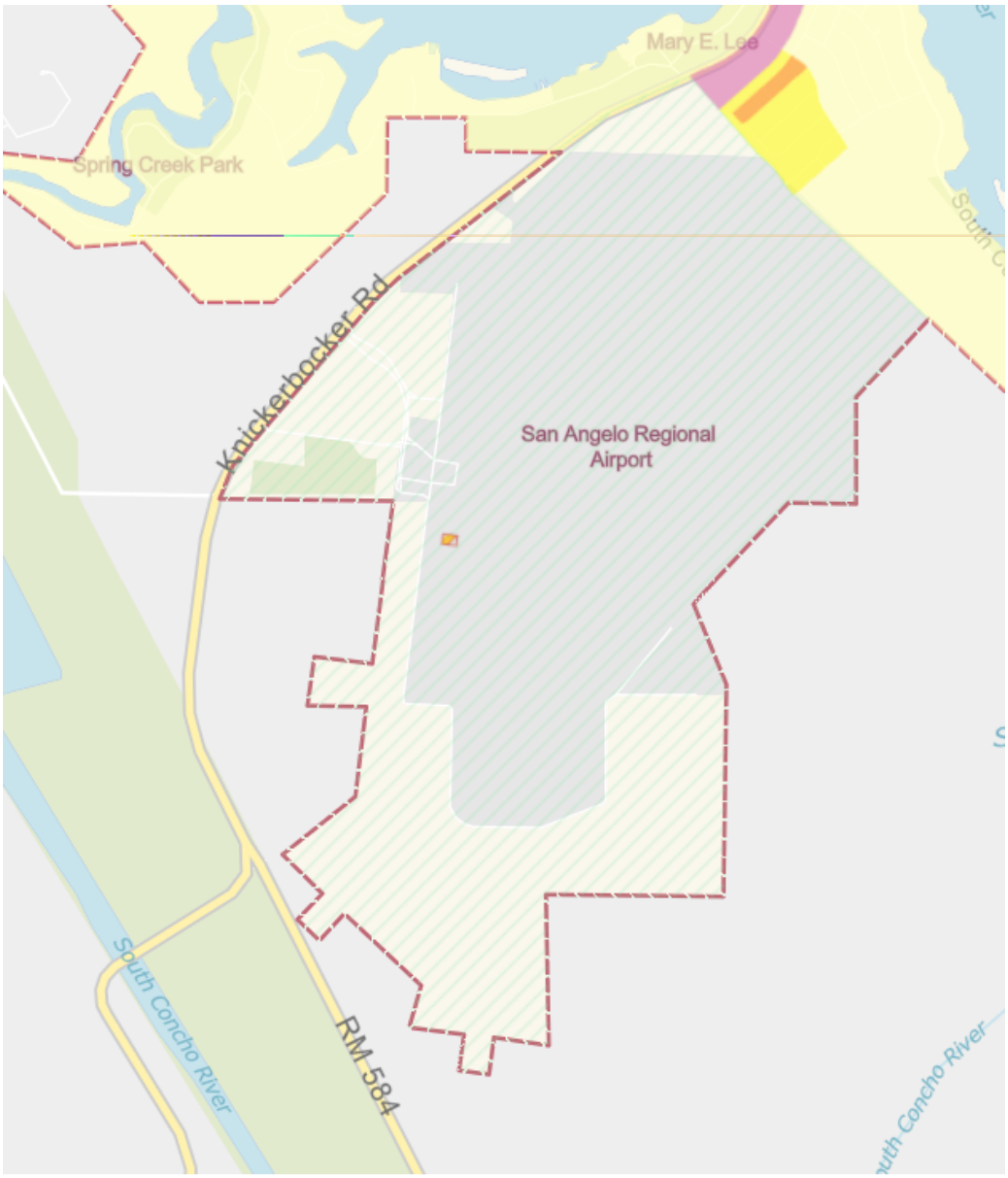
Information: The City of San Angelo's Environmental Map contains a layer that shows the Airport height restriction areas. Staff will be using those maps as well as the FAA Runway limitations area maps to evaluate development plans that come before the Building Permits Division, Planning Commission and City Council. We have used these tools in the past, but with the adoption of the Airport Master Plan we will now have additional planning tools to utilize.

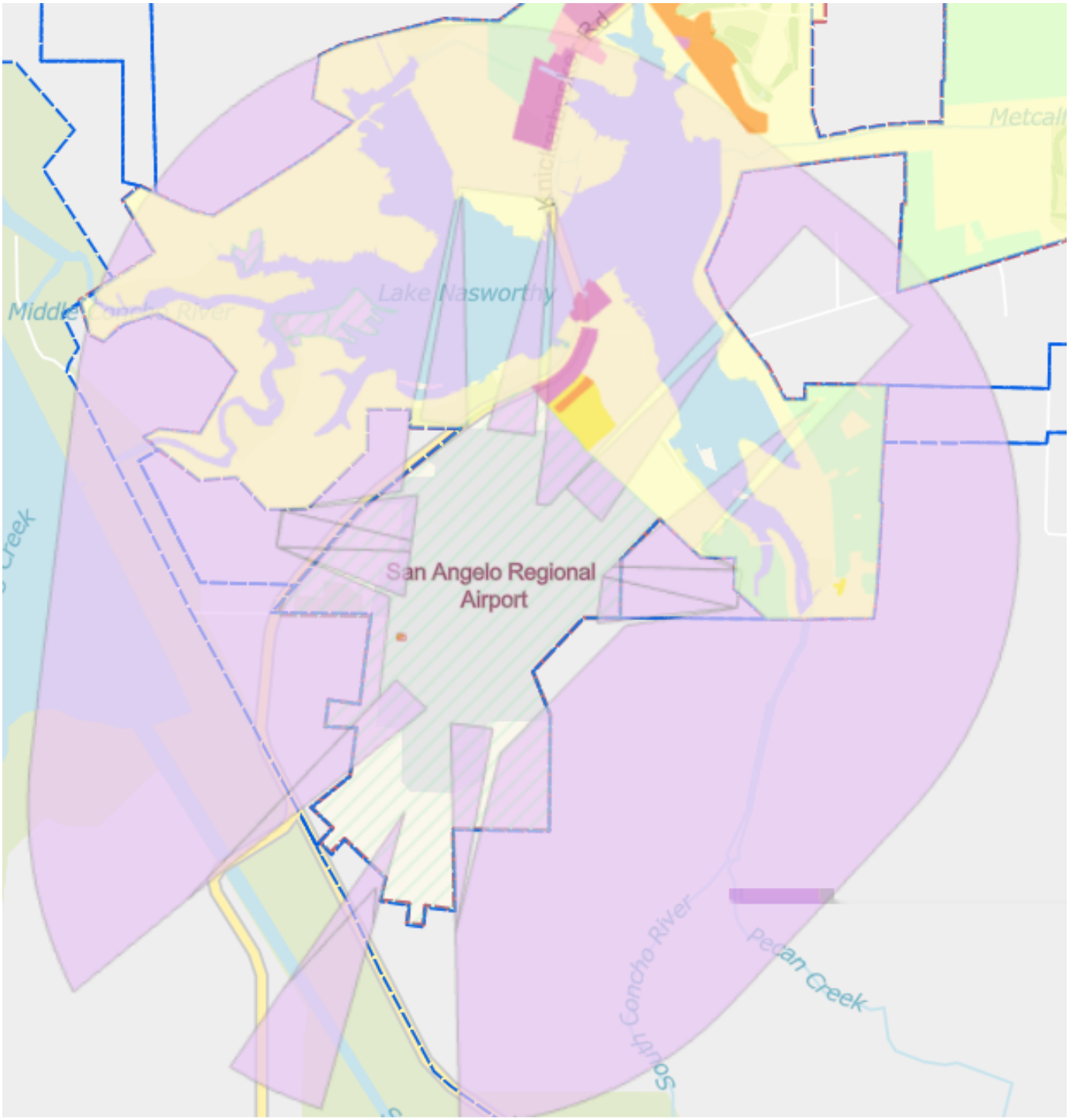
Staff will add an additional evaluation area on their staff reports that reference compatibility with the Airport Master Plan when development is planned within the height limitation area or when additional traffic or development is anticipated within the Airport influence area or within the Planned Development PD97-07 area. The intent is to

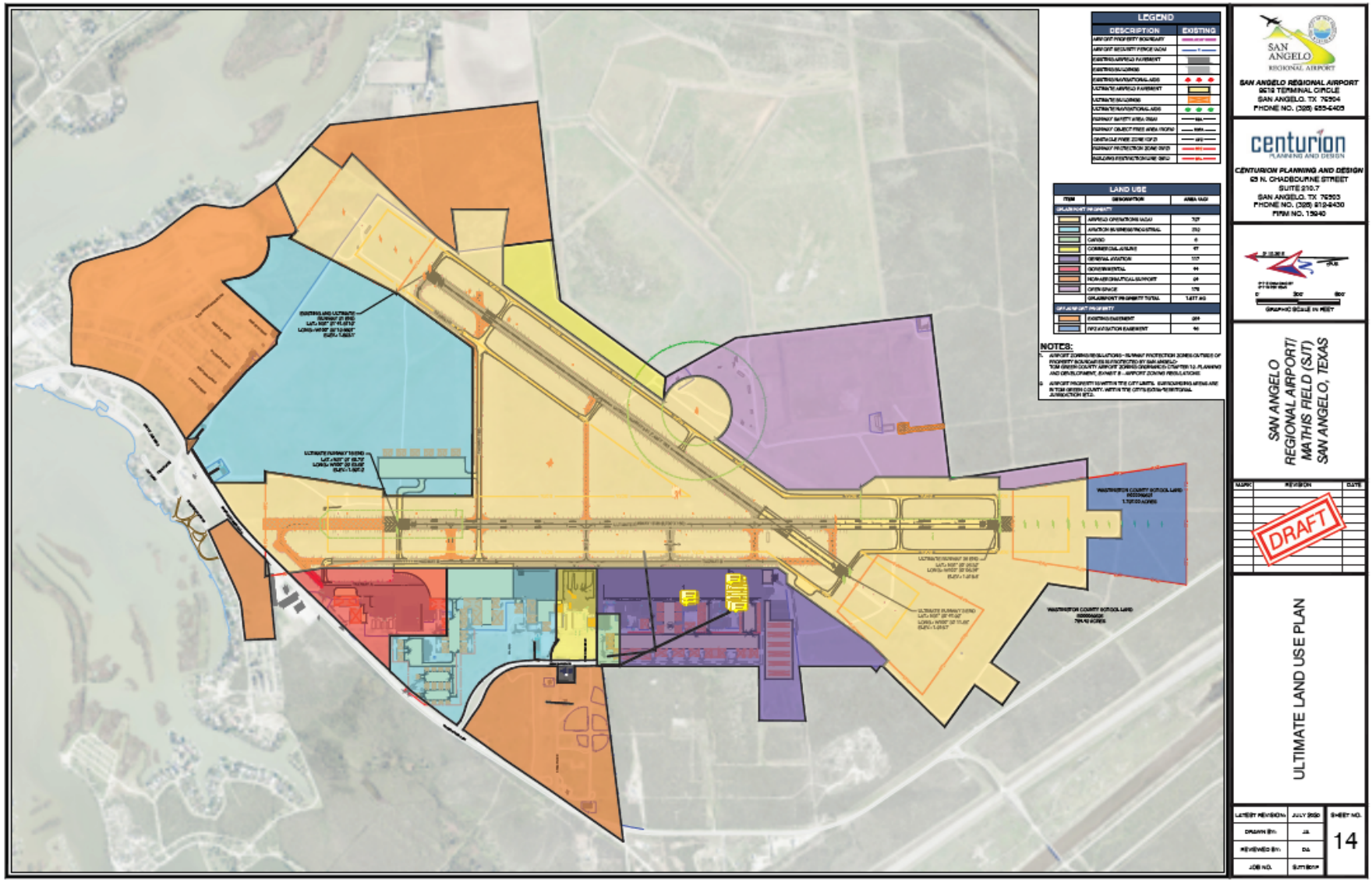
make sure the Planning Commission and city staff have all the information they may need when evaluating development within the general area of the Airport.

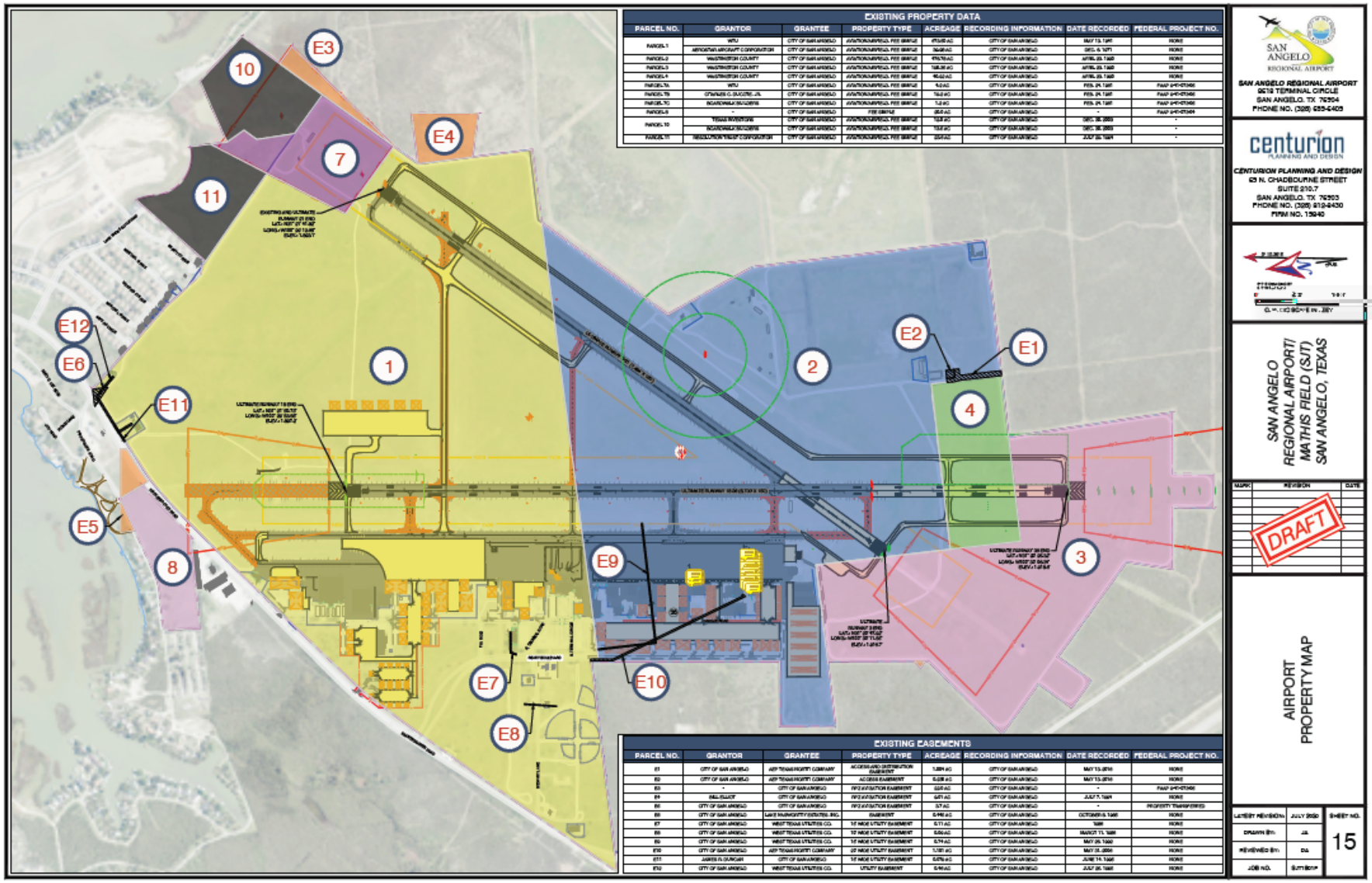
In 1997 there was a Planned Development that was adopted along with the airport area and the land around it was annexed into the city. That Planned Development area was adopted to encourage airport services development along with general land development. There was no master plan for the area, but a general airport support development intended. As part of the Airport Master Plan this area was identified as maybe needing another review if the airport landing strips are extended or a new one built to the east. This is an area the City Planning Commission and City Council needs to be included in from the very beginning as it will have a major impact on both the airport and Lake Nasworthy. Staff will keep the Planning Commission updated.

Recommendation: Staff is recommending that the Planning Commission to amend PD97-07 to include the Airport Real Estate Plan as part of their development plan.




Lake Nasworthy
San Angelo Regional Airport
South Concho River
Pecan Creek


LEGEND
DESCRIPTION
EXISTING
LAND USE
ITEM
DESCRIPTION
AREA (AC)
NOTES:
SAN ANGELO REGIONAL AIRPORT
9210 TERMINAL CIRCLE
SAN ANGELO, TX 76904
PHONE NO. (325) 655-6405
centurion
PLANNING AND DESIGN
CENTURION PLANNING AND DESIGN
69 N. CHADBOURNE STREET
SUITE 210.7
SAN ANGELO, TX 76903
PHONE NO. (325) 812-8450
FIRM NO. 13940
GRAPHIC SCALE IN FEET
SAN ANGELO
REGIONAL AIRPORT/
MATHIS FIELD (SJT)
SAN ANGELO, TEXAS
MARK
REVISION
DATE
DRAFT
ULTIMATE LAND USE PLAN
LATEST REVISION
JULY 2020
SHEET NO.
DRAWN BY:
JS
REVIEWED BY:
DA
JOB NO.
SJT1801P
14



EXISTING PROPERTY DATA

PARCEL NO.	GRANTOR	GRANTEE	PROPERTY TYPE	ACREAGE	RECORDING INFORMATION	DATE RECORDED	FEDERAL PROJECT NO.
PARCEL 1	WSU	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	473.00 AC	CITY OF SAN ANGELO	MAY 13, 1941	NONE
	AEROSTAR AIRCRAFT CORPORATION	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	39.68 AC	DEC. 6, 1971		NONE
PARCEL 2	WASHINGTON COUNTY	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	476.79 AC	CITY OF SAN ANGELO	APRIL 23, 1942	NONE
PARCEL 3	WASHINGTON COUNTY	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	168.36 AC	CITY OF SAN ANGELO	APRIL 23, 1942	NONE
PARCEL 4	WASHINGTON COUNTY	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	40.62 AC	CITY OF SAN ANGELO	APRIL 23, 1942	NONE
PARCEL 5A	WSU	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	5.0 AC	CITY OF SAN ANGELO	FEB. 24, 1981	FAAP 3-48-0134-06
PARCEL 5B	EDWARD C. SUCCOP, JR.	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	19.0 AC	CITY OF SAN ANGELO	FEB. 24, 1981	FAAP 3-48-0134-06
PARCEL 7C	BOARDWALK INVESTORS	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	1.0 AC	CITY OF SAN ANGELO	FEB. 24, 1981	FAAP 3-48-0134-06
PARCEL 8	-	CITY OF SAN ANGELO	FEE SIMPLE	20.0 AC	CITY OF SAN ANGELO	-	FAAP 3-48-0134-04
PARCEL 10	TEXAS INVESTORS	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	13.8 AC	CITY OF SAN ANGELO	DEC. 30, 2003	-
	BOARDWALK INVESTORS	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	13.8 AC	CITY OF SAN ANGELO	DEC. 30, 2003	-
PARCEL 11	RESOLUTION TRUST CORPORATION	CITY OF SAN ANGELO	AVIATION/AIRFIELD, FEE SIMPLE	20.0 AC	CITY OF SAN ANGELO	JULY 30, 1991	-

EXISTING EASEMENTS

PARCEL NO.	GRANTOR	GRANTEE	PROPERTY TYPE	ACREAGE	RECORDING INFORMATION	DATE RECORDED	FEDERAL PROJECT NO.
E1	CITY OF SAN ANGELO	AEP TEXAS NORTH COMPANY	ACCESS AND DISTRIBUTION EASEMENT	1.284 AC	CITY OF SAN ANGELO	MAY 13, 2016	NONE
E2	CITY OF SAN ANGELO	AEP TEXAS NORTH COMPANY	ACCESS EASEMENT	0.28 AC	CITY OF SAN ANGELO	MAY 13, 2016	NONE
E3	-	CITY OF SAN ANGELO	RPZ AVIATION EASEMENT	22.0 AC	CITY OF SAN ANGELO	-	FAAP 3-48-0134-06
E4	BILL ELLIOT	CITY OF SAN ANGELO	RPZ AVIATION EASEMENT	0.61 AC	CITY OF SAN ANGELO	JULY 7, 1981	NONE
E5	CITY OF SAN ANGELO	CITY OF SAN ANGELO	RPZ AVIATION EASEMENT	0.7 AC	CITY OF SAN ANGELO	-	PROPERTY TRANSFERRED
E6	CITY OF SAN ANGELO	LAKE NASWORTHY ESTATES, INC.	EASEMENT	0.446 AC	CITY OF SAN ANGELO	OCTOBER 6, 1965	NONE
E7	CITY OF SAN ANGELO	WEST TEXAS UTILITIES CO.	14' WIDE UTILITY EASEMENT	0.11 AC	CITY OF SAN ANGELO	1966	NONE
E8	CITY OF SAN ANGELO	WEST TEXAS UTILITIES CO.	10' WIDE UTILITY EASEMENT	0.69 AC	CITY OF SAN ANGELO	MARCH 11, 1966	NONE
E9	CITY OF SAN ANGELO	WEST TEXAS UTILITIES CO.	14' WIDE UTILITY EASEMENT	0.74 AC	CITY OF SAN ANGELO	MAY 25, 1966	NONE
E10	CITY OF SAN ANGELO	AEP TEXAS NORTH COMPANY	20' WIDE UTILITY EASEMENT	1.181 AC	CITY OF SAN ANGELO	MAY 31, 2016	NONE
E11	JAMES R. DUNCAN	CITY OF SAN ANGELO	14' WIDE UTILITY EASEMENT	0.474 AC	CITY OF SAN ANGELO	JUNE 14, 1966	NONE
E12	CITY OF SAN ANGELO	WEST TEXAS UTILITIES CO.	UTILITY EASEMENT	0.44 AC	CITY OF SAN ANGELO	JULY 26, 1966	NONE

SAN ANGELO REGIONAL AIRPORT
9018 TERMINAL CIRCLE
SAN ANGELO, TX 76904
PHONE NO. (325) 655-6405

CENTURION PLANNING AND DESIGN
63 N. CHADBOURNE STREET
SUITE 210.7
SAN ANGELO, TX 76903
PHONE NO. (325) 812-8430
FIRM NO. 13940

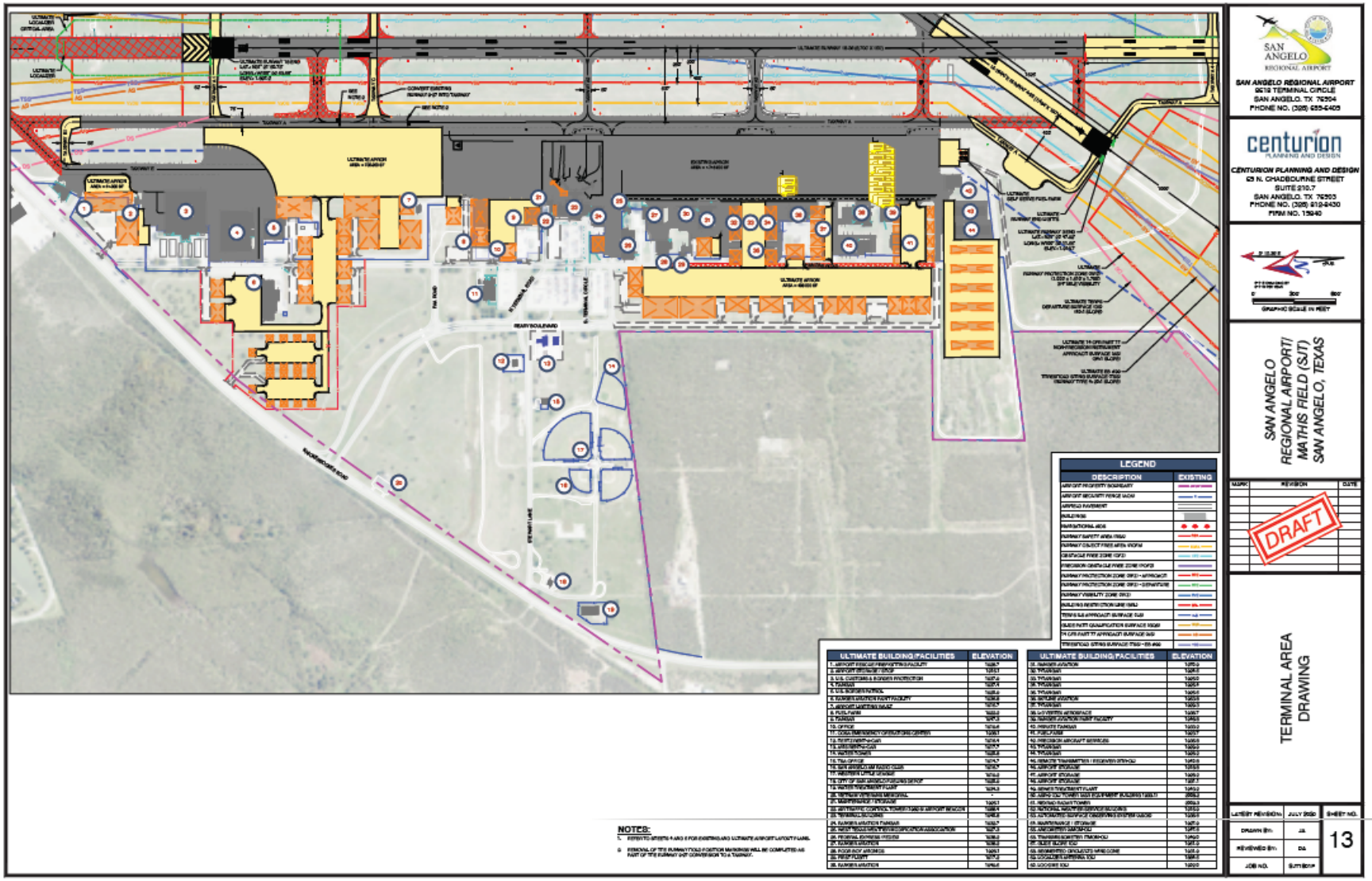
SAN ANGELO REGIONAL AIRPORT/ MATHIS FIELD (SJT) SAN ANGELO, TEXAS

MARK	REVISION	DATE

DRAFT

AIRPORT PROPERTY MAP

LATEST REVISION	JULY 2020	SHEET NO. 15
DRAWN BY:	JS	
REVIEWED BY:	DA	
JOB NO.	SJT1904	



SAN ANGELO REGIONAL AIRPORT
9618 TERMINAL CIRCLE
SAN ANGELO, TX 76904
PHONE NO. (325) 655-4405

CENTURION PLANNING AND DESIGN
53 N. CHADBOURNE STREET
SUITE 210.7
SAN ANGELO, TX 76903
PHONE NO. (325) 212-9430
FIRM NO. 15940

GRAPHIC SCALE IN FEET

SAN ANGELO REGIONAL AIRPORT/ MATHIS FIELD (SJT) SAN ANGELO, TEXAS

MARK	REVISION	DATE

DRAFT

TERMINAL AREA DRAWING

LATEST REVISION	JULY 2020	SHEET NO.
DRAWN BY:	JS	13
REVIEWED BY:	DA	
JOB NO.	SJT1801P	

MEMO

Meeting Date: March 18, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Renewal of a short-term rental within District 3, RM-1 zoning

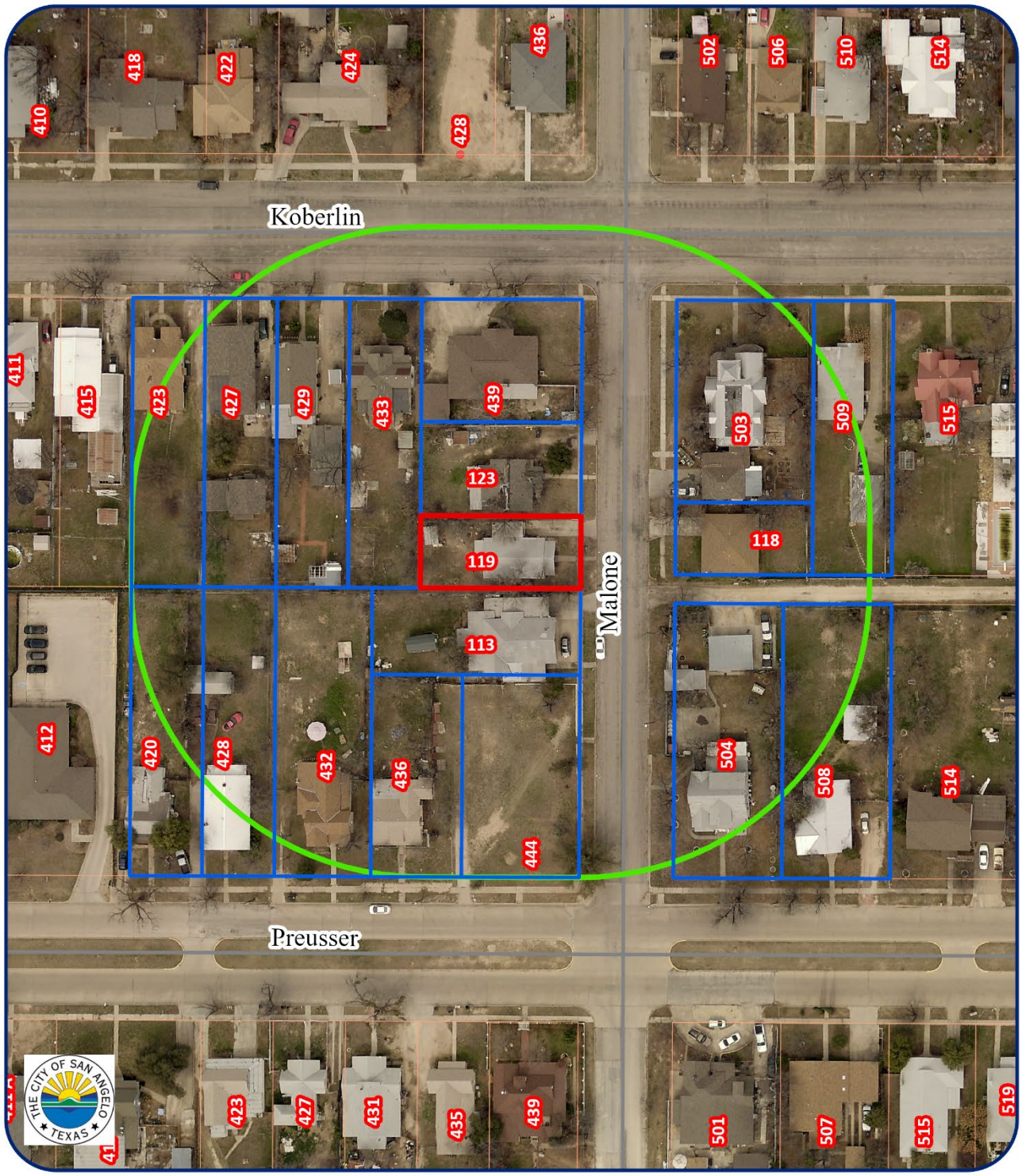
Background: CU23-07 - A request for approval of a short-term rental located at 119 N Malone. A conditional use for a short-term rental was approved in 2023 and they are returning within the year to renew. There have been no code violations or police reports/disturbances reported. The applicant is working with Finance to become current on hotel taxes. They are also working with building to obtain their change of occupancy.

Notification: 18 Notifications sent. Received 0 in opposition and 0 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for a short-term rental renewal located at 119 N Malone with **three conditions of approval**.

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

Front of house



200' Notification Map
CU23-07 119 N Malone St.

Council District: #3 Harry Thomas
Neighborhood: Ft. Concho East
Scale: 0 0 0.01 0.02 0.03 0.03 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

MEMO

Meeting Date: March 18, 2024

To: Planning Commission

From: Austin Reed
Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 1 in an RS-1 zone.

Background: CU24-03 - A request for a Conditional Use for a short-term rental located at 2246 Joy Rd.

This is a Lake Nasworthy property with water access, making it an attractive location for those looking to visit San Angelo and enjoy the lake. The property has an approved Zoning Variance from 2019 to allow the driveway to be an all-weather surface, but otherwise meets the Zoning Ordinance requirements for a short-term rental. There are no other active short-term rentals with a Conditional Use on the same road.

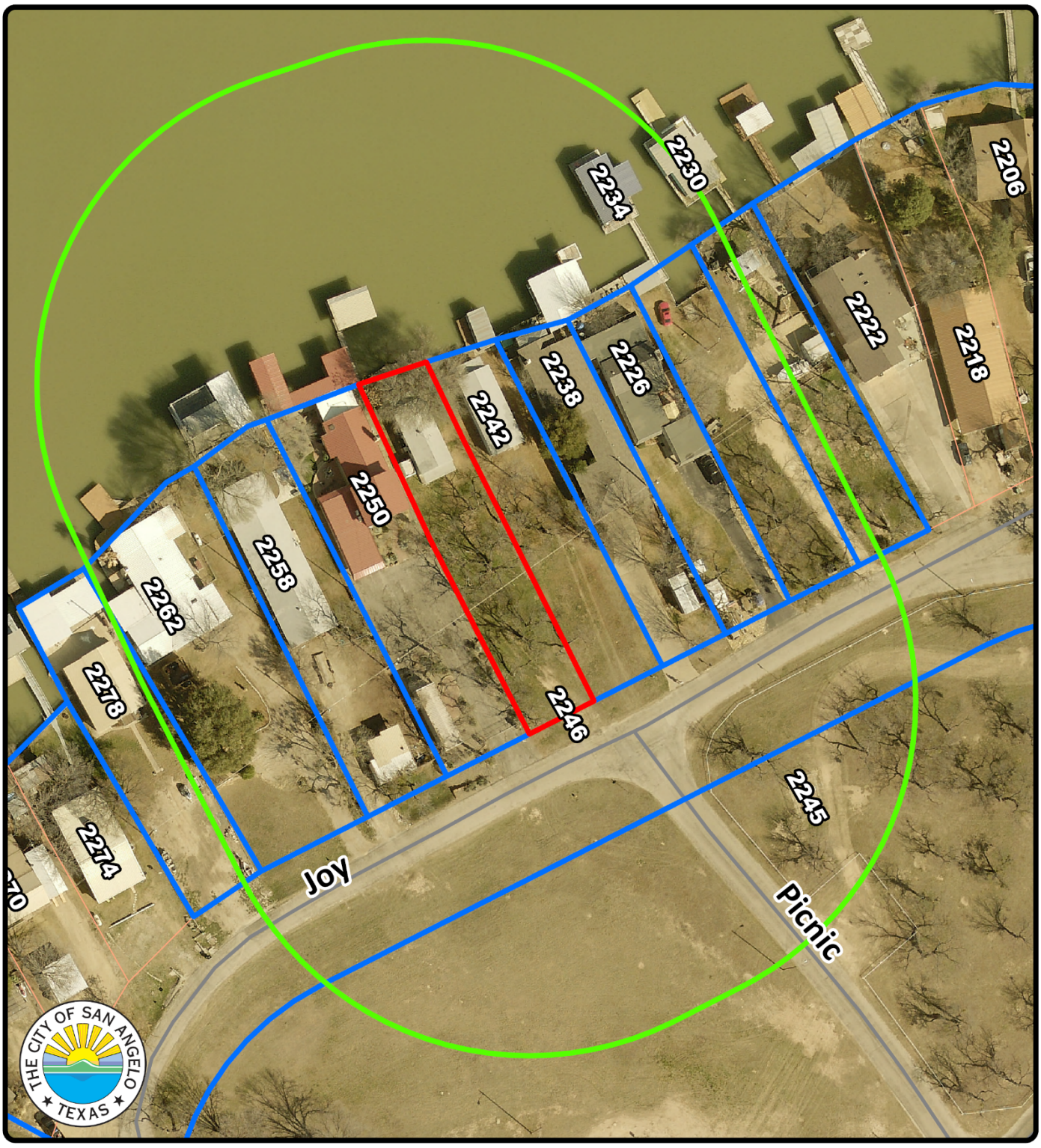
Notification: 11 Notifications were sent. We received 6 in opposition and 0 in favor.

At the time of writing, three oppositions have been received through mail, and three were taken over the phone. The neighbors expressed opposition towards short-term rentals generally, and that the subject property is "too small of a lot."

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 2246 Joy Rd with **three (3) conditions of approval**.

- Maintain two paved off-street parking spaces
- Obtain a Change of Occupancy from Permits & Inspections
- Obtain a fire inspection annually

Property



200' Notification Map
CU24-03: 2246 Joy Rd

Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

Responses

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

CASE #: CU24-03
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: CHEATLE EDGAR G & RANDA B
Address: 2230 JOY RD

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: Randa Cheatle

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

CASE #: CU24-03
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: STAHA DAVID A & MARY ULRICH
Address: 2226 JOY RD

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:

David A Staha
Mary U. Staha
Signature: _____

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

CASE #: CU24-03
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: BURNEY DONALD A & JUDITH A
Address: 2238 JOY RD

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:

March 8, 2024

Attn: Planning and Development Services

We reside on a peaceful and serene street where each home is owned by people aged 60 to 80. We all agree that short-term rentals can cause several issues such as noise disturbances, unfamiliar faces coming and going, parking problems, and more. My husband and I have had a terrible experience with two houses next to ours that were rented out every week for two years, during which different renters showed disrespect, created chaos, and littered the surroundings near our house. When we tried to discuss the problem with the property owner, he did not pay any attention to our concerns and only focused on maximizing his profits, even though we, along with other residents, have been living here for more than a decade. The houses in the area do not have privacy fences but are surrounded by chain link or wrought iron fencing that does not block the view. We have witnessed renters using the lake and bushes as their bathroom, to name a few incidents. Therefore, we do not want any short-term renters who can ruin the peaceful life that we have worked so hard to enjoy.

Sincerely,

David and Mary Staha

MEMO

Meeting Date: March 18, 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 4, RS-2 zoning area.

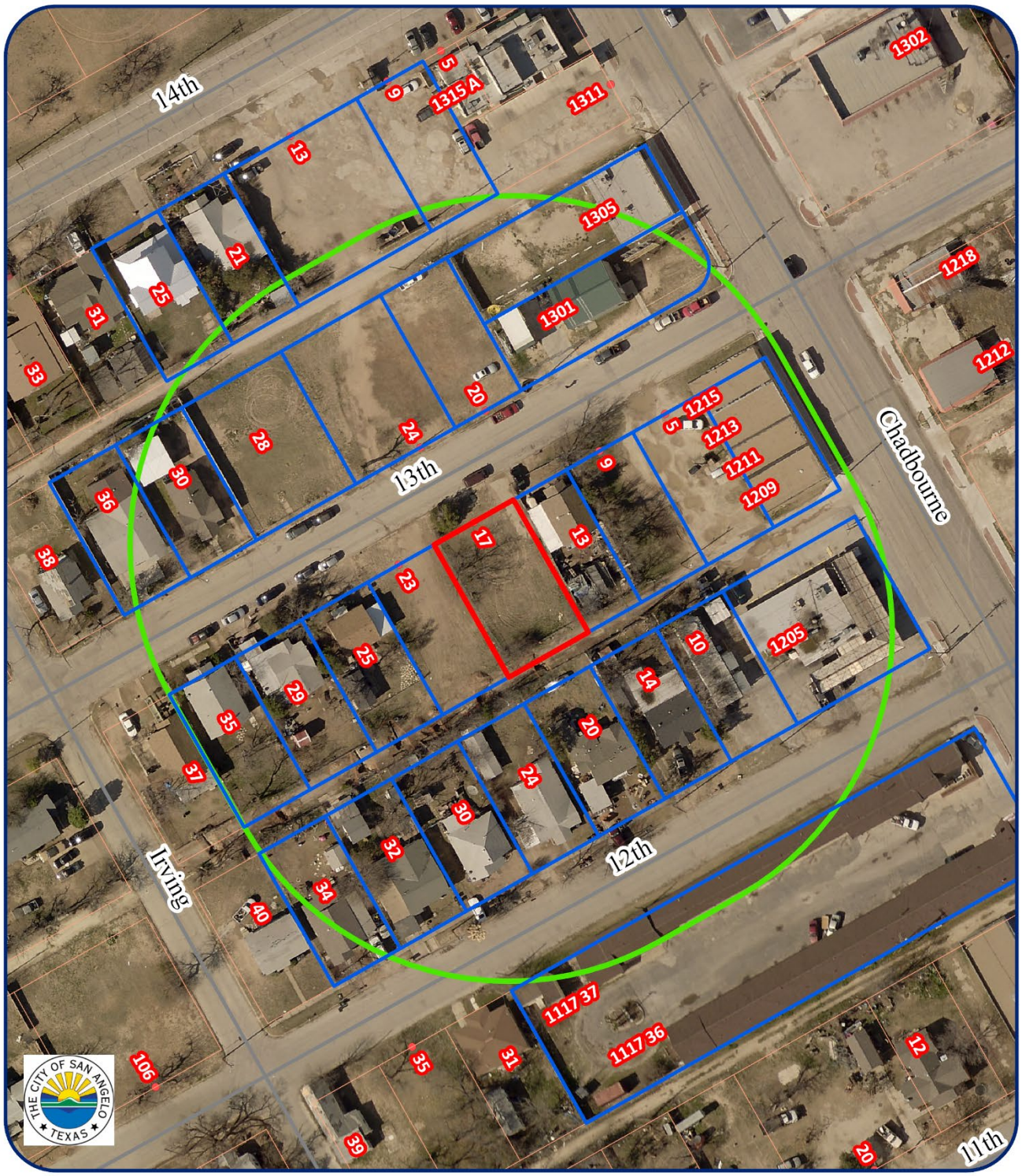
Background: CU24-05 - A request for a Conditional Use for a short-term rental located at 17 W 13th St. This is a brand new house located between Downtown and the Coliseum.

Notification: 30 Notifications sent. Received 0 in opposition and 0 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 17 W 13th St with **three conditions of approval**.

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

Front of house



200' Notification Map
CU24-05 17 W 13th St
Council District: #4 Lucy Gonzales
Neighborhood: Regan
Scale: 0 0 0.01 0.02 0.02 0.03 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N