Planning Commission
4/15/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on April 15, 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 March 18, 2024.

III. Regular Agenda

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

1. **FP24-09 Concho Development Company Addition, Section 3:** A request to Final Plat Concho Development Company Addition, Section 3 being 5.517 acres in the Light Manufacturing (LM) and Single family (RS-1) zoning districts located at approximately 3510 Christoval Rd.
2. **FP24-10 Sparks Estates Section One:** A request to Final Plat Sparks Estates, Section 1 in the Ranch and Estates (R&E) zoning district located at approximately 4529 Ransom Rd. A request for paving width variance to maintain the 30' of paving instead of 40' width, with the applicant's responsibility being an incremental half of 10' additional paving.
3. **FP24-11 The Enclave at Twin Oakes Addition, Section Three:** A request to Final Plat The Enclave at Twin Oaks Addition, Section 3 being 7.133 acres in the single family (RS-1) zoning district located at approximately the 5000 Block of Royal Oak between Canyon Rim Drive and Coral Way.
4. **RP24-03 First Replat Avondale Addition Block 6**: A request to replat Avondale Addition block 6, lots 30-33 in the Two-family (RS-2) zoning district located at approximately 1628 to 1640 Beacon St. A request for a variance for paving width on Beacon Street, a request for variance on Marie Street for paving width and a request for variance on Marie Street for no curb and gutter.

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

1. **PD24-01 4215 Armstrong:** A request for a rezoning from Single-Family Residential (RS-1) to a Planned Development (PD) district with an underlying base of Low-rise Multifamily (RM-1) for a transitional housing facility for women.
2. **Z24-10 CBD Expansion:** Discussion and action on the request to expand the Central Business District Zoning to the area bound by Emerick Street on the East, Pulliam Street and East 3rd Streets on the north, N Oakes Street on the west and E Twohig Street on the south.

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

1. **CU24-07 1528 Kenwood Drive:** A request for a Conditional Use for a Short-term Rental at 1528 Kenwood Drive.

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

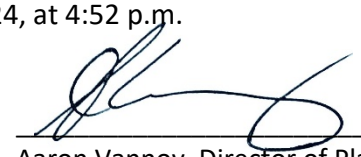
VI. Follow Up and Administrative Issues

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 11th day of April 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, March 18, 2024, 9:00 A.M.

Board Present: Travis Stribling, Chairman
Luke Uherik, Vice Chair
Michelle Miller
Brittany Davis
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, Planner
Olga Trueman, Planning Technician

I. Call to Order
Chair Stribling called the meeting to order at 9:04 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 February 26, 2024 Planning Commission meeting minutes.

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

*Commissioner Miller moved to **approve** consent agenda item A, seconded by Commissioner Pool. This motion carried 6-0.*

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): 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.

Planner Lineberry presented this request to the Commission, which is an amendment to an existing PD to allow RM-2 base zoning instead of RM-1 for a 3-story senior living facility. One in favor and zero in opposition were received. Staff recommended approval with four conditions.

Chair Stribling asks for clarification on the zero setbacks that were included in the original PD. Planner Lineberry clarified that the shape of the lot and the AEP area still allows for an adequate buffer between properties. Chair Stribling understood.

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

Board discussion and the question was raised if they can limit it to 3-stories to which Director Vannoy responded with yes.

*Commissioner Davis gave a motion to **approve** the request with the addition of a 5th condition that it cannot be more than 3-stories. Commissioner Pool seconded this motion, which then was carried 6-0.*

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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.

Principal Planner Bailey presented this request to the Commission, which is the adoption of the Airport Master Plan. Staff recommended approval of the amendment to include the Airport Real Estate Land Use Plan and concept plan.

Chair Stribling clarified the two different acreage that was presented as there is area outside the airport land that is included in the PD. Principal Planner responded with yes.

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

*Vice Chair Uherik gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 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. CU23-07: Request for renewal of a Conditional Use for a Short-Term Rental located at 119 N Malone in a RM-1 zoning district.

Planner Lineberry presented this request to the Commission, which is a renewal of a short-term rental at this location. One in favor and zero in opposition were received. Staff recommended approval for the renewal but for a year rather than the two year that is in the ordinance with the three standard conditions. The applicant had some repairs and renovations and recently received her change of

occupancy so has not been operating very long.

Chair Stribling clarified there was not any police calls, reports, code violations. Planner Lineberry responded that there was none found and the applicant is working with finance to get up-to-date with HOT taxes.

The Chair opened public comment.

Rachel Ramirez, the owner and operator stepped forward and told the Commissioners it did take a while to get going but they've been up and running since November. She is here to answer any questions. There were no questions.

The Chair closed public comment.

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

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2. CU24-03: Request for approval of a Conditional Use to allow a Short-Term Rental located at 2246 Joy Rd in a RS-1 zoning district.

Planner Reed presented the request to the Commission, which is the first request for a short-term rental at this location. eight in opposition, zero in favor was received. Staff also received 35 oppositions from outside the notification area. Staff recommended approval with the three standard conditions.

The Chair opened public comment.

Dylan Burns, the owner stepped forward. He has numerous long- and short-term rentals throughout New Mexico, Oklahoma and Texas. They also allow employees to use their vacation homes. He said they are not planning on renting it as a party house.

Jerry Lancaster, property owner of 2250 Joy Rd, stepped forward. He provided a booklet of pictures and information about what is going on at the property. He has also spoke to people that came and went from the property. He claims the owner is already using it as a short-term rental to which the owner says they were employees using the property.

Chair Stribling asked if there was something within Mr. Lancaster's letter that he wanted to point out and have addressed. Mr. Lancaster describes the extreme closeness of the property and clarifies with measurements and pictures he provided of how close his house is to this house. There are also photos of more than 20 people at the house with lots of cars to show it's a party. Commissioner Miller mentioned that the board does not want to encourage people taking photos of other people's private property and sharing them publicly or approach people on the property.

Chair Stribling wanted to clarify that we have an ordinance in place that handles short-term rentals. If there is a specific reason why to not allow this one, lets discuss it but if the concern is over short-term rentals in general, this is not the meeting to discuss the concerns. He also mentioned that there is a meeting coming up in the next few weeks to discuss the short-term rental ordinance and changes that will be made to it.

Chair Stribling says the concern of the closeness of the lot and the owner operating before being approved are valid concerns for the board to take into consideration.

Commissioner Miller asked about the parties that have been there to date. Mr. Lancaster said there was one but that there wasn't alcohol or any misconduct. They were loud until about midnight.

Director Vannoy clarified that the house does comply with the RS-1 building standards for setbacks of a house on a lot.

Mary Stahl stepped forward to speak in opposition. She lives at 2226 Joy Road, three houses over. She speaks about a previous owner on a different property renting out their house and how much of a party house it was. Her concern is the smell of guests cleaning their fish.

Dwayne Davis stepped forward, owner at 2218 Joy Road. He has a 9yr old daughter that rides up and down the street on her bike. There are other owners with kids. There will be a lot more traffic that might be an issue with the kids playing. A long-term renter they would meet with and become friends with. He does not want to live next to a hotel.

Ken Taylor, owner of 2810 Red Bluff and he owns and runs long- and short-term rentals. He has worse experience with the short-term rentals than the long-term rentals. He wanted to mention the house a couple down from this property recently applied for a short-term rental. Planning Commission denied it and so did City Council on the appeal. This property has the same concerns. Staff addressed this issue by showing the previous property having the house closer to the road making the backyard at the next door neighbors front yard. There also was not any parking at the previous applicant's property.

The board discussed the concerns brought forward by these neighbors. Chair Stribling is concerned that there are a lot of neighbors in opposition.

The Chair closed public comment.

*Commissioner Davis moved to **approve**, seconded by Commissioner Miller. The motion passed 5-1.*

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3. CU24-05: Request for approval of a Conditional Use to allow a Short-Term Rental located at 17 W 13th St in a RS-2 zoning district. (this item was moved above Joy Rd item # 2 and a motion made)

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

The Chair opened public comment.

The owner stepped forward to answer any questions. There were none.

The Chair closed public comment.

*Commissioner Davis moved to **approve**, 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.

Doug Robinson stepped forward to address a few items before the joint meeting for STR amendments. He asks why we only send out notifications within 200ft but we are requiring 500ft between STRs. Assistant City Attorney Dyson answers that the 200ft is the minimum distance required by state law to be notified. The 500ft separation is discussed between Mr. Robinson and the board.

The Chair closed public comment.

V. Planning Director's Report

Director Vannoy reminded the board that their regular meeting is April 15th and the joint meeting is April 16th at 8:30a at McNease Convention Center. He also announces Planner Reed's promotion to a Planner. There will be a strategic planning meeting that one or two board members may be invited to at the end of April.

Commissioner Aguirre requests the staff start looking into tiny houses ordinances.

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 **April 15, 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 Aguirre, passes 6-0. The meeting adjourned at 10:27 am.

Travis Stribling, Chairman

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PLANNING COMMISSION – April 15, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat FP24-09	Concho Development Company Addition Section Three

SYNOPSIS:

A request to Final Plat Concho Development Company Addition, Section 3 being 5.517 acres in the Light Manufacturing (LM) and Single family (RS-1) zoning districts located at approximately 3510 Christoval Rd. A request for a variance for paving width, curb and gutter on Christoval Rd. The applicant would like to build storage units and has applied for a zone change on the whole lot.

LOCATION:	LEGAL DESCRIPTION:
Lot is northeast of the intersection of Chadbourne St and Christoval Rd	Abst: A-0059 S-0166, Survey: G BLUM

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood - Glenmore	RS-1 – Single Family & LM – Light Manufacturing	Neighborhood, Neighborhood Center, Commercial	5.519 acres

THOROUGHFARE PLAN:

Christoval Rd. – classified as a minor arterial, paving width is between 25 and 50 feet in as paving width varies along lot frontage.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Concho Development Company Addition Section Three, as well as approval of the variance request for paving width, curb and gutter of Christoval Rd with 6 conditions

PROPERTY OWNER/PETITIONER:

Owner: JD Blacklock
Petitioner: Wilde Eng & Surveying, 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 is creating a lot for the applicant to build storage units on. The property is currently zoned RS-1 single family on the north portion of the lot and LM light manufacturing on the south portion. The City Comprehensive Plan has the lot showing a mixture of Neighborhood, Neighborhood Center, and Commercial. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: Staff recommends APPROVAL of the Concho Development Company Addition Section Three, as well as approval of the variance request for paving width of Christoval Rd with 6 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 required improvements including curb and gutter to Christoval Rd by half the total additional paving width necessary to comprise the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10].
   For Christoval Rd, classified as a Minor Arterial, the minimum required paving width is 56 feet (in this case, requiring between 6 and 31 total additional feet as paving width varies).

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

5. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2021 International Fire Code, Section 507.5, and Appendix D

6. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the side of right-of-way adjacent to Christoval Rd. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

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

Attachments:

Aerial Map
Zoning Map
Comp Plan Map
Final Plat
Concept Plan

Aerial Map

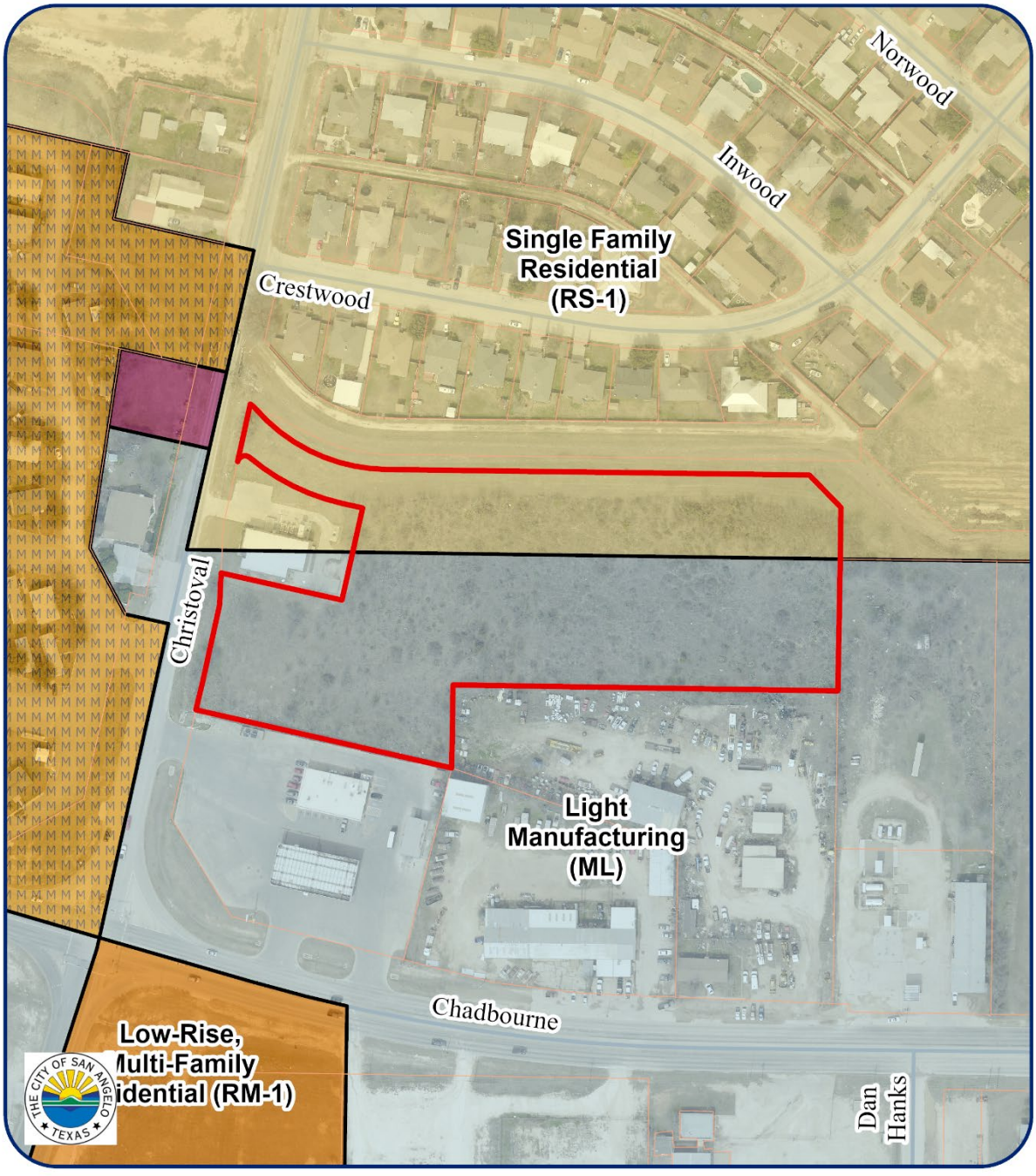
Concho Dev. Co Addition Sec. 3
Aerial Map
Council District: #1 Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

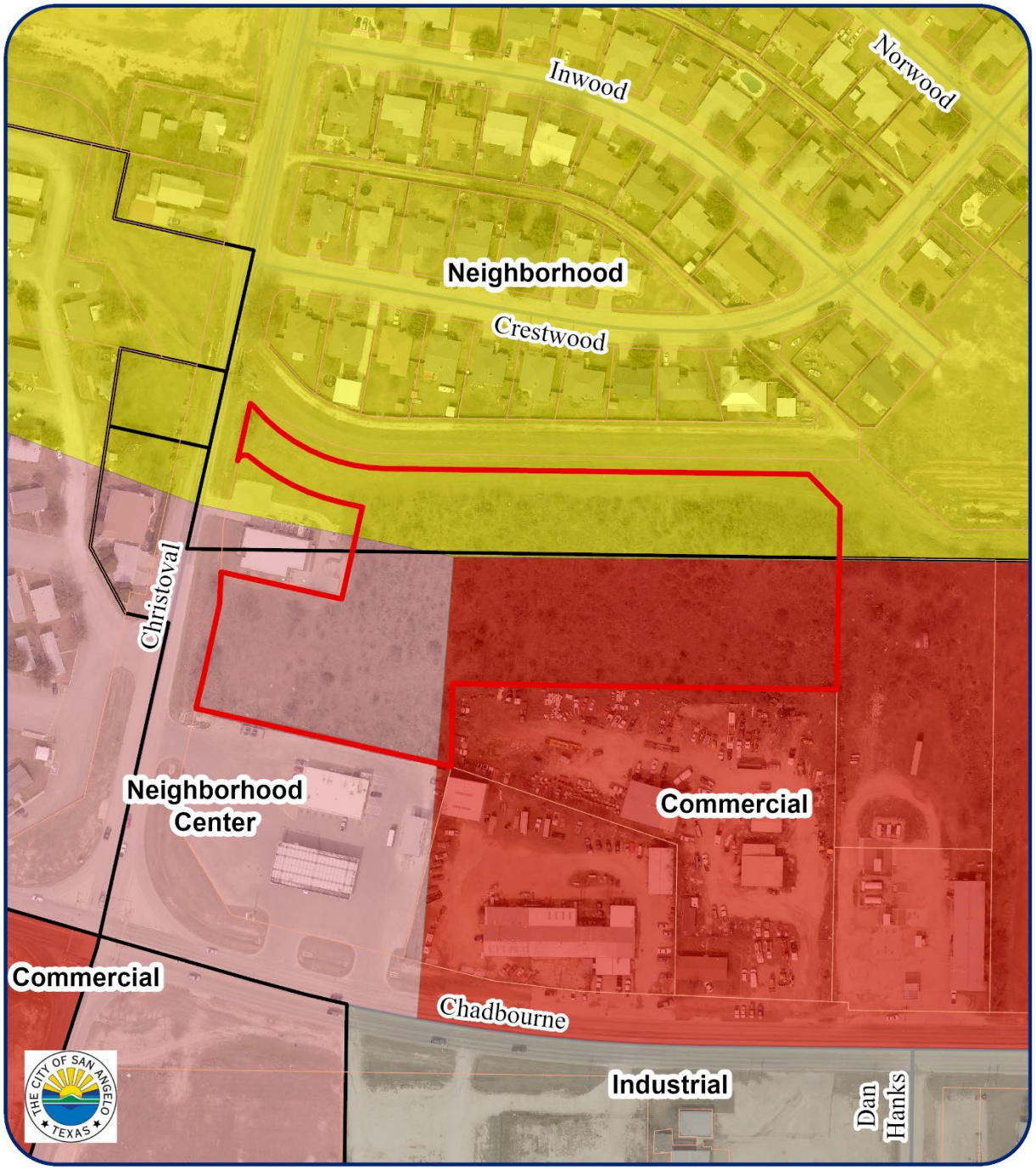
Zoning Boundaries:

N

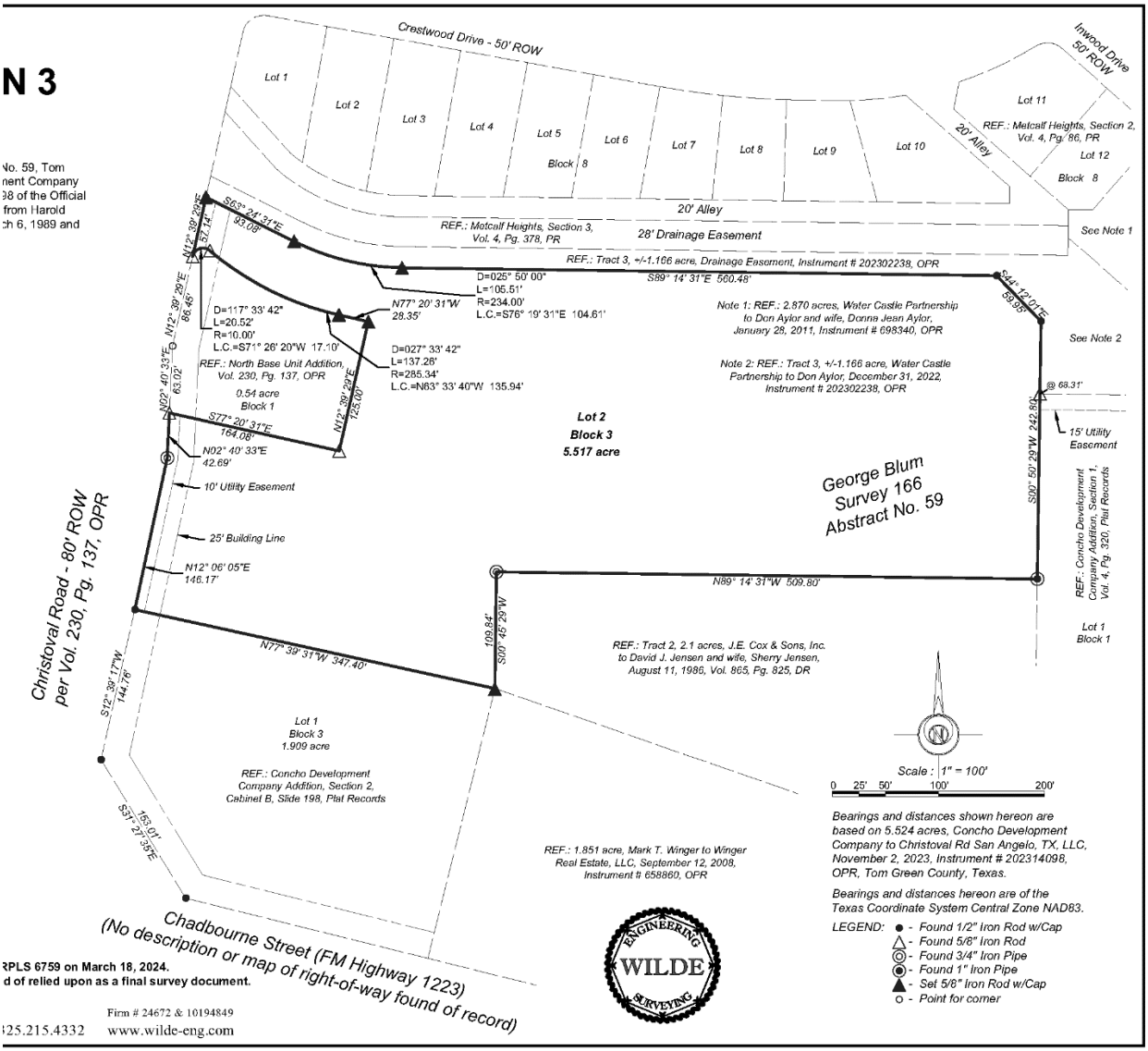
Zoning Map


Norwood
Inwood
Crestwood
Single Family Residential (RS-1)
Christoval
Light Manufacturing (ML)
Chadbourne
Low-Rise, Multi-Family Residential (RM-1)
Dan Hanks
THE CITY OF SAN ANGELO TEXAS
Concho Dev. Co Addition Sec. 3
Zoning Map
Council District: #1 Tommy Hiebert
Neighborhood: Glenmore
Scale: 0 0.01 0.01 0.03 0.04 0.06
Miles
Subject Property:
Zoning Boundaries:
N

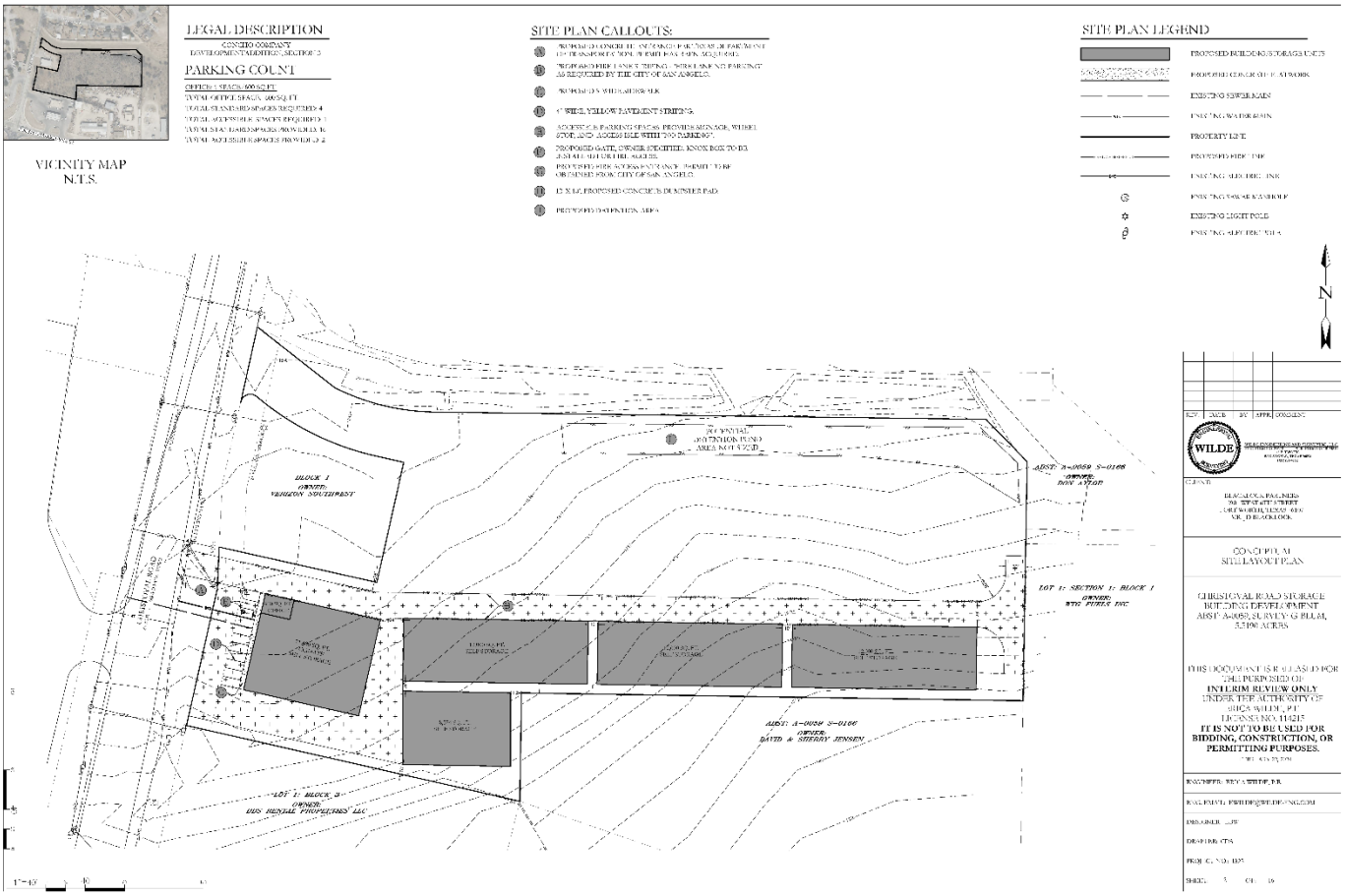
Comp Plan Map



Final Plat


N 3
No. 59, Tom
nent Company
38 of the Official
from Harold
ch 6, 1989 and
Crestwood Drive - 50' ROW
Inwood Drive
50' ROW
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Block 8
20' Alley
REF.: Metcalf Heights, Section 2, Vol. 4, Pg. 86, PR
REF.: Metcalf Heights, Section 3, Vol. 4, Pg. 378, PR
28' Drainage Easement
See Note 1
See Note 2
REF.: Tract 3, +/-1.166 acre, Drainage Easement, Instrument # 202302238, OPR
S63° 24' 31"E 93.08'
N12° 39' 29"E 57.14'
N12° 39' 29"E 86.45'
S89° 14' 31"E 560.48'
S44° 12' 01"E 59.39'
D=025° 50' 00"
L=105.51'
R=234.00'
L.C.=S76° 19' 31"E 104.61'
N77° 20' 31"W 28.35'
D=117° 33' 42"
L=20.52'
R=10.00'
L.C.=S71° 26' 20"W 17.10'
D=027° 33' 42"
L=137.26'
R=285.34'
L.C.=N63° 33' 40"W 135.94'
Note 1: REF.: 2.870 acres, Water Castle Partnership to Don Aylor and wife, Donna Jean Aylor, January 28, 2011, Instrument # 698340, OPR
Note 2: REF.: Tract 3, +/-1.166 acre, Water Castle Partnership to Don Aylor, December 31, 2022, Instrument # 202302238, OPR
REF.: North Base Unit Addition, Vol. 230, Pg. 137, OPR
0.54 acre
Block 1
N02° 40' 33"E 63.02'
N12° 39' 29"E 125.00'
S77° 20' 31"E 164.08'
N02° 40' 33"E 42.69'
@ 68.31'
15' Utility Easement
S00° 50' 29"W 242.80'
Lot 2
Block 3
5.517 acre
George Blum
Survey 166
Abstract No. 59
10' Utility Easement
25' Building Line
N12° 06' 05"E 146.17'
N89° 14' 31"W 509.80'
REF.: Concho Development Company Addition, Section 1, Vol. 4, Pg. 320, Plat Records
Lot 1
Block 1
Christoval Road - 80' ROW
per Vol. 230, Pg. 137, OPR
N77° 39' 31"W 347.40'
109.84'
S00° 45' 29"W
REF.: Tract 2, 2.1 acres, J.E. Cox & Sons, Inc. to David J. Jensen and wife, Sherry Jensen, August 11, 1986, Vol. 865, Pg. 825, DR
S12° 39' 17"W 144.76'
Lot 1
Block 3
1.909 acre
REF.: Concho Development Company Addition, Section 2, Cabinet B, Slide 198, Plat Records
S37° 27' 35"E 153.04'
REF.: 1.851 acre, Mark T. Winger to Winger Real Estate, LLC, September 12, 2008, Instrument # 658860, OPR
Chadbourne Street (FM Highway 1223)
(No description or map of right-of-way found of record)
Scale : 1" = 100'
0 25' 50' 100' 200'
Bearings and distances shown hereon are based on 5.524 acres, Concho Development Company to Christoval Rd San Angelo, TX, LLC, November 2, 2023, Instrument # 202314098, OPR, Tom Green County, Texas.
Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.
LEGEND:
● - Found 1/2" Iron Rod w/Cap
△ - Found 5/8" Iron Rod
◎ - Found 3/4" Iron Pipe
◉ - Found 1" Iron Pipe
▲ - Set 5/8" Iron Rod w/Cap
○ - Point for corner
ENGINEERING
WILDE
SURVEYING
RPLS 6759 on March 18, 2024.
d of relied upon as a final survey document.
Firm # 24672 & 10194849
325.215.4332 www.wilde-eng.com

Concept Plan



PLANNING COMMISSION – April 15, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat FP24-10	Sparks Estate Section One

SYNOPSIS:

A request to Final Plat Sparks Estates, Section 1 in the Ranch and Estates (R&E) zoning district located at approximately 4529 Ransom Rd. A request for paving width variance to maintain the 20' of paving instead of 40' width, with the applicant's responsibility being an incremental half of 10' additional paving.

LOCATION:	LEGAL DESCRIPTION:
4529 Ransom Rd	Abst: A-1954 S-0011, Survey: S A&M G RR CO

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood - Riverside	R&E – Ranch and Estates	Rural	2.958 acres

THOROUGHFARE PLAN:

***Ransom Rd.* –** classified as a local street, paving width is approximately 20 feet.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of Sparks Estate Section One, as well as approval of the variance request for paving width of Ransom Rd with 6 conditions

PROPERTY OWNER/PETITIONER:

Owner: Marion Sparks
Petitioner: Wilde Eng. & Surveying, 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 is creating two lots from the one lot. The property is currently zoned R&E ranch and estate. The City Comprehensive Plan has the lots as rural. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: Staff recommends APPROVAL of Sparks Estate Section One, as well as approval of the variance request for paving width of Ransom Rd with 6 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, provide an updated plat showing the curve of the street and the correct right-of-way dedication.

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

4. Prior to plat recordation, prepare and submit plans for required improvements to Ransom Rd by half the total additional paving width necessary to comprise the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10].
   For Ransom Rd, classified as a local street, the minimum required paving width is 36 feet with a 4 foot sidewalk or 40 feet with no sidewalk (in this case, requiring 20 additional feet or 16 feet with a 4 foot sidewalk).

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

6. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2021 International Fire Code, Section 507.5, and Appendix D

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

Attachments:
Aerial Map
Final Plat

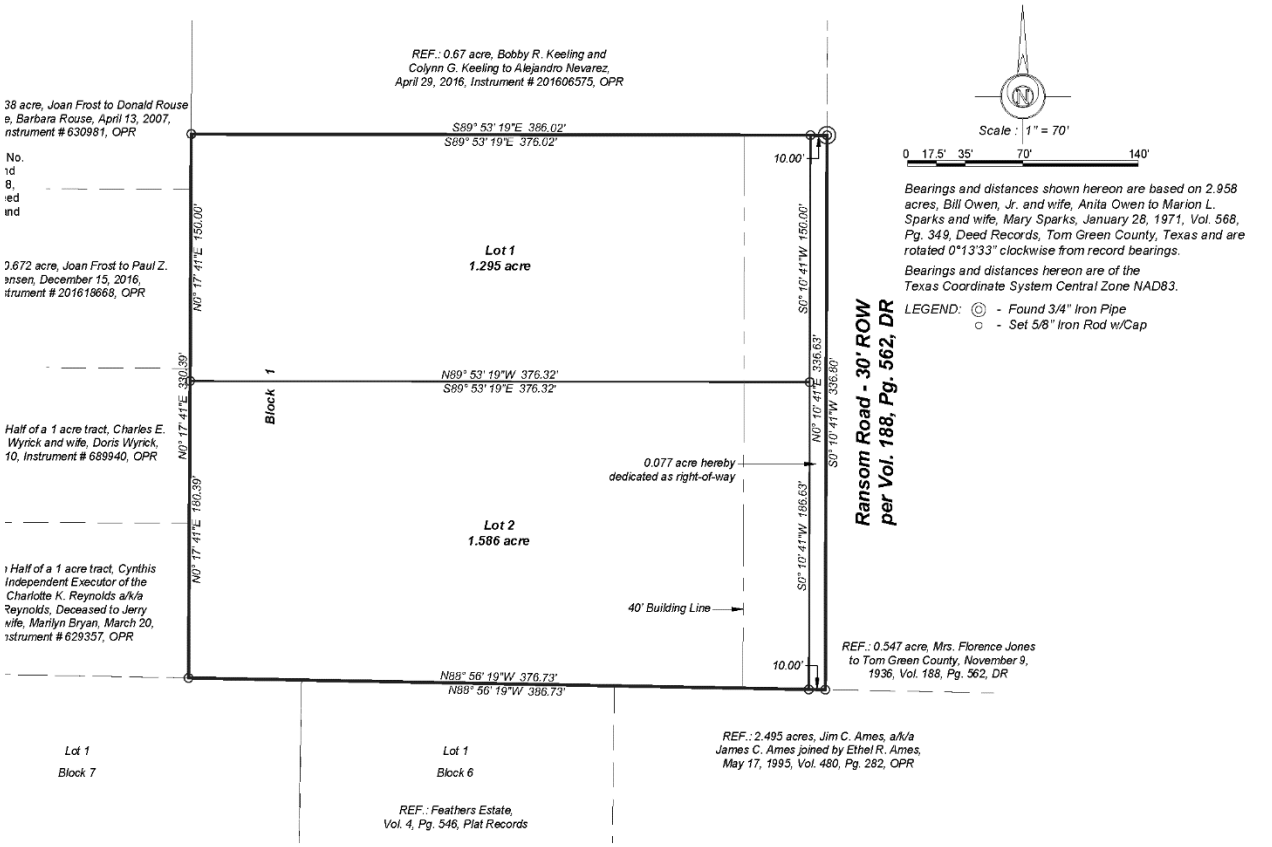
Aerial Map

Sparks Estate Section One
Aerial Map
Council District: #3 Tom Thompson
Neighborhood: Riverside
Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property:

N

Final Plat


REF.: 0.67 acre, Bobby R. Keeling and Colynn G. Keeling to Alejandro Nevarez, April 29, 2016, Instrument # 201606575, OPR
38 acre, Joan Frost to Donald Rouse e, Barbara Rouse, April 13, 2007, nstrument # 630981, OPR
No. 1d 8, ied and
0.672 acre, Joan Frost to Paul Z. ensen, December 15, 2016, strument # 201618668, OPR
Half of a 1 acre tract, Charles E. Wyrick and wife, Doris Wyrick, 10, Instrument # 689940, OPR
Half of a 1 acre tract, Cynthis Independent Executor of the Charlotte K. Reynolds a/k/a Reynolds, Deceased to Jerry wife, Marilyn Bryan, March 20, nstrument # 629357, OPR
S89° 53' 19"E 386.02'
S89° 53' 19"E 376.02'
10.00'
N0° 17' 41"E 150.00'
Lot 1
1.295 acre
S0° 10' 41"W 150.00'
N89° 53' 19"W 376.32'
S89° 53' 19"E 376.32'
N0° 17' 41"E 330.39'
Block 1
N0° 10' 41"E 336.63'
S0° 10' 41"W 336.80'
0.077 acre hereby dedicated as right-of-way
N0° 17' 41"E 180.39'
Lot 2
1.586 acre
S0° 10' 41"W 166.63'
40' Building Line
Ransom Road - 30' ROW per Vol. 188, Pg. 562, DR
REF.: 0.547 acre, Mrs. Florence Jones to Tom Green County, November 9, 1936, Vol. 188, Pg. 562, DR
10.00'
N88° 56' 19"W 376.73'
N89° 56' 19"W 396.73'
Lot 1
Block 7
Lot 1
Block 6
REF.: Feathers Estate, Vol. 4, Pg. 546, Plat Records
REF.: 2.495 acres, Jim C. Ames, a/k/a James C. Ames joined by Ethel R. Ames, May 17, 1995, Vol. 480, Pg. 282, OPR
Scale : 1" = 70'
0 17.5' 35' 70' 140'
Bearings and distances shown hereon are based on 2.958 acres, Bill Owen, Jr. and wife, Anita Owen to Marion L. Sparks and wife, Mary Sparks, January 28, 1971, Vol. 568, Pg. 349, Deed Records, Tom Green County, Texas and are rotated 0°13'33" clockwise from record bearings.
Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.
LEGEND: ◎ - Found 3/4" Iron Pipe
○ - Set 5/8" Iron Rod w/Cap
ENGINEERING
WILDE
SURVEYING
9 on March 20, 2024.
d upon as a final survey document.
Firm # 24672 & 10194849
325.215.4332
www.wilde-eng.com

PLANNING COMMISSION – April 15, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP24-11: The Enclave at Twin Oakes Addition, Section Three

SYNOPSIS:

A request to Final Plat The Enclave at Twin Oaks Addition, Section 3, being 36 new residential lots over 7.133 acres in the single family residential (RS-1) zoning district located at approximately the 5000 Block of Royal Oak between Canyon Rim Drive and Coral Way,

LOCATION:	LEGAL DESCRIPTION:
~5000 Block, Royal Oak	Acres: 23.500, Abst: A-8238 S-0008, Survey: D W CHRISTIAN, 23.500 ACRES IN ABS 8238 & ABS 8108

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Larry Miller Bonham Neighborhood	RS-1	Neighborhood	7.133 acres

THOROUGHFARE PLAN:

Royal Oak Drive – Minor Collector and Local Street: Minimum R.O.W. width of 40 feet where a Local Street, and 52' where a Minor Collector. 60' and 50' are proposed, respectively. Minimum Paving widths of 26 and 36 feet, respectively. No variances requested.
Coral Way – Minor Collector: Minimum R.O.W. width of 52 feet, where 60 is proposed. No variances requested,

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Final Plat The Enclave at Twin Oaks Addition, Section Three, subject to 5 conditions of approval.

PROPERTY OWNER/PETITIONER:

Owner: West Texas Land Guys, LLC
Petitioner: SKG Engineering

STAFF CONTACT:

Austin Reed
Planner
(325) 657-4210, Extension 1550
austin.reed@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat creates 36 new residential lots, ranging in size from approximately 5700 to 7000 square feet. It completes the connection of Royal Oak Drive from Canyon Rim westward, also connecting to and continuing Coral Way for approximately 200 feet south. The roads are proposed to be up to standard, and no variances have been requested. These lots should be used for single-family homes, which aligns with the Comprehensive Plan for this area.

Recommendation:

Staff recommends **APPROVAL** of the Final Plat The Enclave at Twin Oaks Addition, Section Three, subject to 5 conditions of approval:

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

2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Royal Oak Dr, meeting the requirements for a local roadway from Canyon Rim Dr to Coral Way with a minimum 40 ft of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot sidewalk 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]

3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the required construction of Royal Oak Dr and Coral Way, meeting the requirements for a minor collector roadway with a minimum 48 ft of pavement with no sidewalk, or 40 feet of pavement width with a 4 foot sidewalk 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

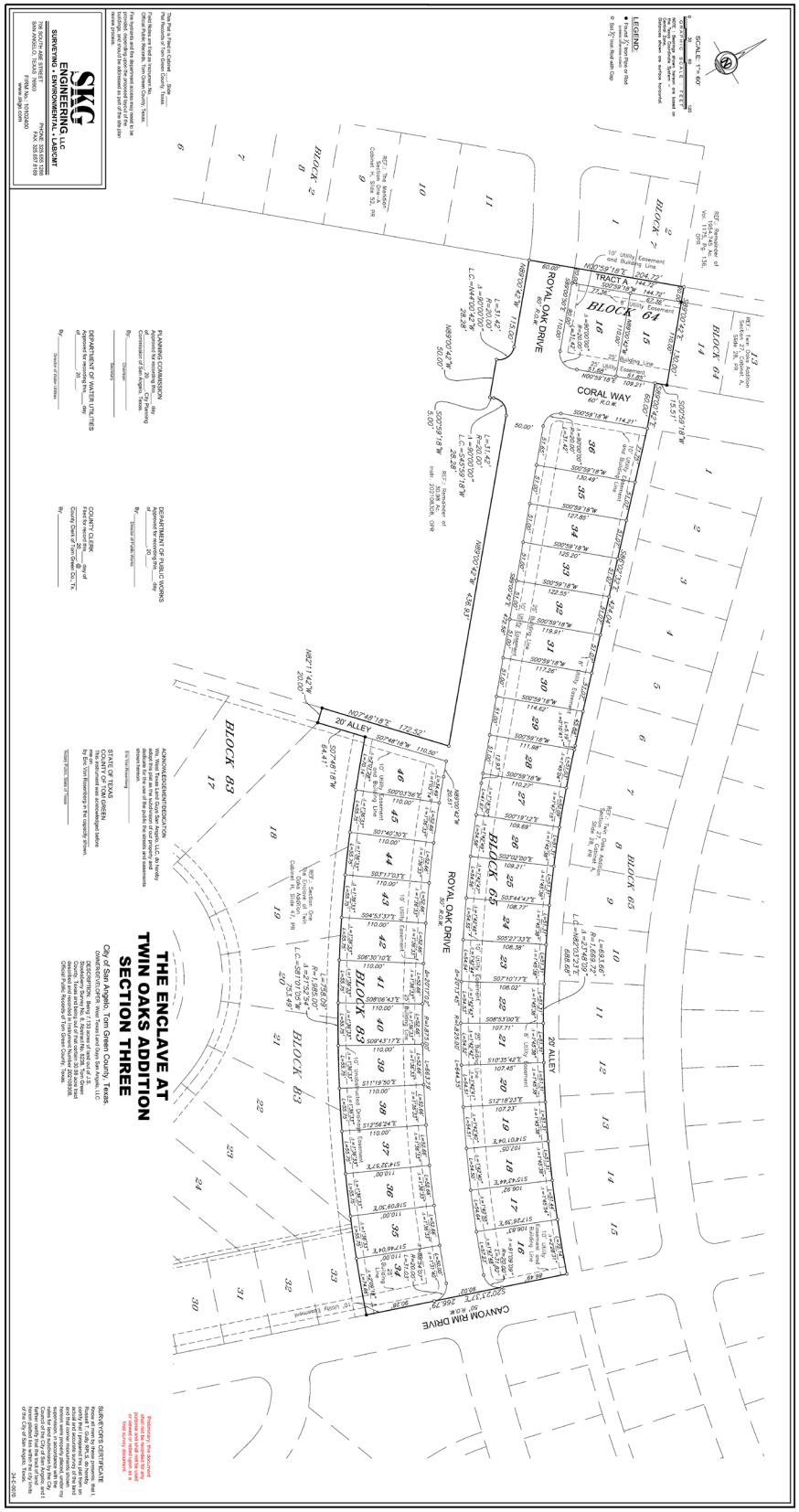
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of water and sewer mains with required service connections to each lot and complete the installation in accordance with the approved version of these plans. [Land Development and Subdivision Ordinance Chapters 11.1.B and 12.1.B; respectively] Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].

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

Attachments:

Final Plat

Final Plat


THE ENCLAVE AT
TWIN OAKS ADDITION
SECTION THREE
City of San Angelo, Tom Green County, Texas.
ROYAL OAK DRIVE
CORAL WAY
CANYON RIM DRIVE
20' ALLEY
BLOCK 63
BLOCK 64
BLOCK 65
TRACT A
SURVEYOR'S CERTIFICATE
ENGINEERING · SURVEYING · LLC
SURVEYING • ENVIRONMENTAL • LABCERT

PLANNING COMMISSION – April 15, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	RP24-03: Avondale Addition, 1st replat in Block 6, Lots 30-33

SYNOPSIS:

A request to replat Avondale Addition block 6, lots 30-33 in the two-family (RS-2) zoning district located at approximately 1628 to 1640 Beacon Street, and a request for a variance on Marie Street for no curb and gutter. Administrative variances were granted for paving width on both Beacon and Marie Street. This replat results in two 53'x130' lots.

LOCATION:	LEGAL DESCRIPTION:
~ 1628 – 1640 Beacon Street	Acres: 0.075, Lot: 30, Blk: 6, Subd: AVONDALE ADDITION Acres: 0.075, Lot: 31, Blk: 6, Subd: AVONDALE ADDITION Acres: 0.082, Lot: 32, Blk: 6, Subd: AVONDALE ADDITION Acres: 0.082, Lot: 33, Blk: 6, Subd: AVONDALE ADDITION

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Paulann Neighborhood	RS-2	Transitional	.314 acres

THOROUGHFARE PLAN:

Beacon Street – Local Street: Minimum R.O.W. width of 40 feet and a minimum paving width of 26 feet. Current paving width of 30 feet. Variance requested for paving width, granted administratively.

N Marie Street – Local Street: Minimum R.O.W. width of 40 feet and a minimum paving width of 26 feet. Current Paving width of 30 feet. No curb and gutter. Variance requested for paving width, granted administratively. Variance requested to not curb and gutter.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the 1st replat Avondale Addition, Block 6, Lots 30-33, subject to two (2) conditions, **APPROVAL** of the request for a variance for paving width on Beacon Street, **APPROVAL** of the request for a variance for paving width on Marie Street, and **APPROVAL** of the request for a variance for no curb and gutter on Marie Street.

PROPERTY OWNER/PETITIONER:

Owner: Riley Development, LLC
Petitioner: Wilde Eng. & Surveying, LLC

STAFF CONTACT:

Austin Reed
Planner
(325) 657-4210, Extension 1550
austin.reed@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines four very narrow lots into two total lots to be used for residences. This is acceptable for the area and can align with the Comprehensive Plan and its intent – otherwise, these lots may not be buildable. Both Beacon and North Marie Street have a current paving width of 30 feet. North Marie does not have curb and gutter, but this does not seem to be consequential.

Recommendation:

Staff recommends **APPROVAL** of the 1st replat Avondale Addition, Block 6, Lots 30-33, subject to two (2) conditions, and **APPROVAL** of the request for a variance for no curb and gutter on Marie Street.

Conditions of Approval:

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

2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of curbing and gutter along North Marie Street. [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]

Notes:

1. “Maria Avenue” as indicated on the plat should be changed to “North Marie Street.”

Attachments:

Final Plat

Final Plat

1ST REPLAT IN BLOCK 6, AVONDALE ADDITION

City of San Angelo, Tom Green County, Texas

OWNER: Riley Development, LLC

DESCRIPTION: Being Lots 30, 32, 32, and 33, Block 6, Avondale Addition, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Plat Cabinet A, Slide 92 of the Plat Records of Tom Green County, Texas.

CITY PLANNING COMMISSION
Approved for recording this ____ day of _____, 20__

By: _____
Chairman

By: _____
Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ____ day of _____, 20__

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ____ day of _____, 20__

By: _____
Director of Public Works

ACKNOWLEDGEMENT/DEDICATION
We, Riley Development, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

William B. Sinclair

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by William B. Sinclair

Notary Public, State of Texas

Scale: 1" = 70'
0 17.5' 35' 70' 140'

Bearings and distances shown hereon are based on Avondale Addition, Cabinet A, Slide 92, Plat Records, Tom Green County, Texas and are rotated 0°33'05" clockwise from record bearings.

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

LEGEND: ○ - *Found Cotton Picker Spindle*
● - *Set 5/8" Iron Rod w/Cap*

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

By: _____

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

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the subdivision ordinance of the City Council of the City of San Angelo and I further certify that the land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on March 20, 2024.
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.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
Wilde Engineering and Surveying, LLC 113 E Twohig Ave, San Angelo, TX 76903 325.215.4332 Firm # 24672 & 10194849 www.wilde-eng.com

STAFF REPORT – PD24-01

Planning Commission: April 15, 2024
City Council 1st reading: May 7, 2024

APPLICATION TYPE:	CASE:
Rezoning	PD24-01: 4215 Armstrong Street

SYNOPSIS:

A request for a rezoning from Single-Family Residential (RS-1) to a Planned Development (PD) district with an underlying base of Low-rise Multifamily (RM-1) for a transitional housing facility for women located at 4215 Armstrong Street. As proposed, this is only a housing facility – there is no treatment occurring on-site. The length of stay may vary from a month to potentially years at a time.

LOCATION:	LEGAL DESCRIPTION:
4215 Armstrong Street	Abst: A-8177 S-0182, Survey: J W HARRIS

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #2 – Tom Thompson Lake View Neighborhood	RS-1 (to PD)	Neighborhood Center	1.31 Acres

THOROUGHFARE PLAN:

Armstrong Street – Major Arterial

NOTIFICATIONS:

21 notifications mailed within 200-foot radius on 3/27/2024 – At time of writing, 0 in support & 0 opposed

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning from Single-family Residential to a Planned Development (PD) district with an underlying base of Low-rise Multifamily (RM-1) for a transitional housing facility for women, subject to four (4) conditions:

PROPERTY OWNER/PETITIONER:

Owner: John Cocuzzi
Petitioner: Concho Valley Turning Point

STAFF CONTACT:

Austin Reed
Planning
(325) 657-4210, Ext 1550
austin.reed@cosatx.us

Additional Information: The petitioner, a non-profit organization, intends to use a portion of the building for transitional housing for women only. There will be a capacity of approximately 16 units, with two women per unit. Only the southern half of the building is usable at the moment. The organization eventually intends to repair and occupy the rest of the building, as well. There will be no treatment services of any form performed on site. This building is for residence only. The women may stay anywhere from a month to years at a time. A Planned Development district is seen as necessary as the proposed use does not fall neatly within a singular residential category.

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.*** This piece of property exists in an island of Neighborhood Center vision plan that follows Armstrong Street. Staff believes that the proposed use can align with this vision.

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 planned development will not conflict with the Zoning Ordinance.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The proposed Planned Development district can help to provide an effective buffer between the RS-1 zoning to the east and Armstrong Street, which is a Major Arterial Road.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This building has changed hands several times in recent history. Placing a Planned Development district here would help to maintain consistency.

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. There is a nearby residential area, but the PD is residential in nature, as well.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** There seems to be a demonstrated community need for a nonprofit organization that provides transitional housing for women, and it would serve the area well.

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** This Planned Development would provide a compatible transition from residential to an area envisioned as Neighborhood Center along a busy road, promoting a logical pattern of development.

Recommendations:
Staff recommends **APPROVAL** of the rezoning from Single-family Residential to a Planned

Development (PD) district with an underlying base of Low-rise Multifamily (RM-1) for a transitional housing facility for women, subject to four (4) conditions:

Conditions of Approval:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.

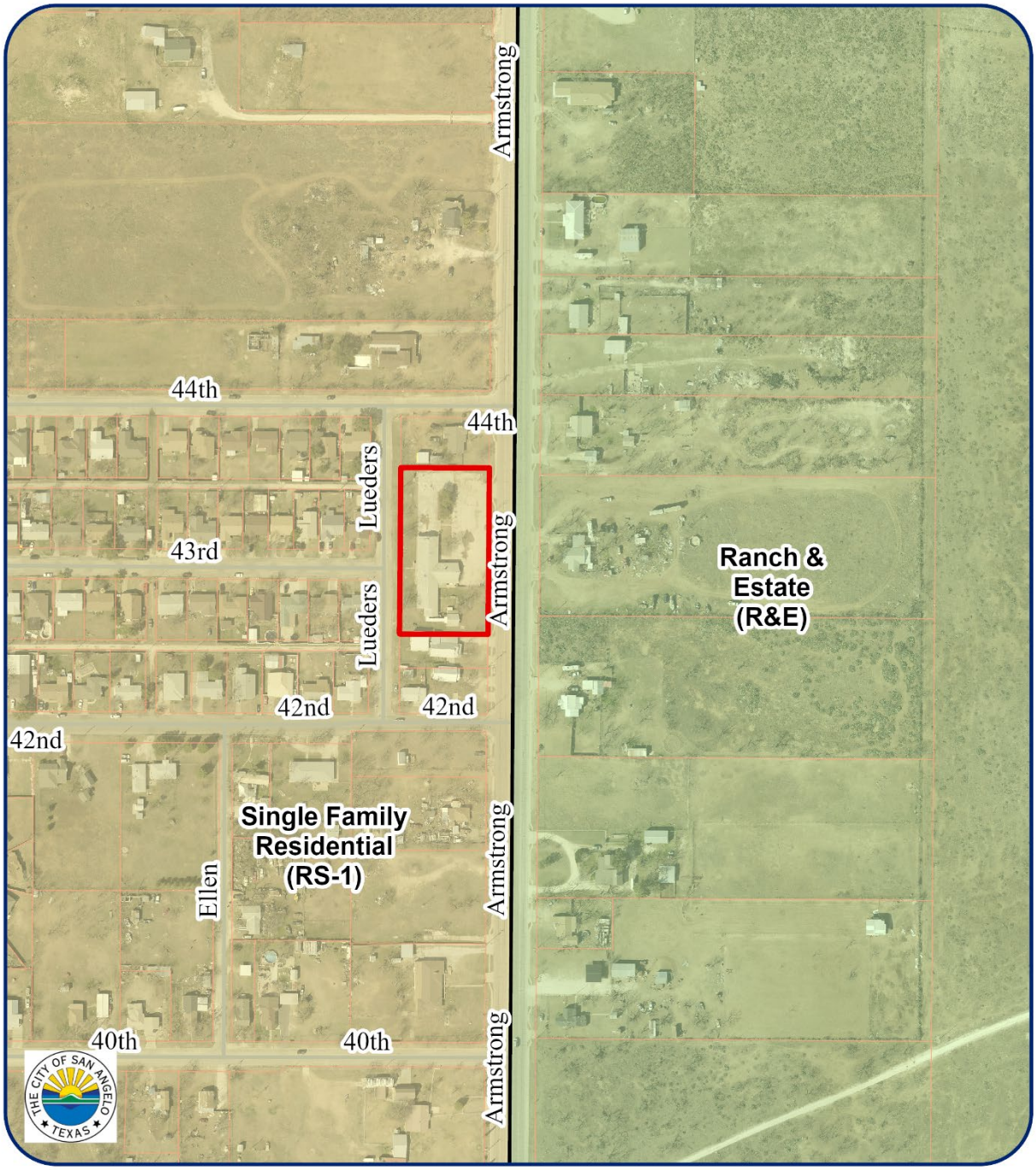
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.

3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.

4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.

Attachments:

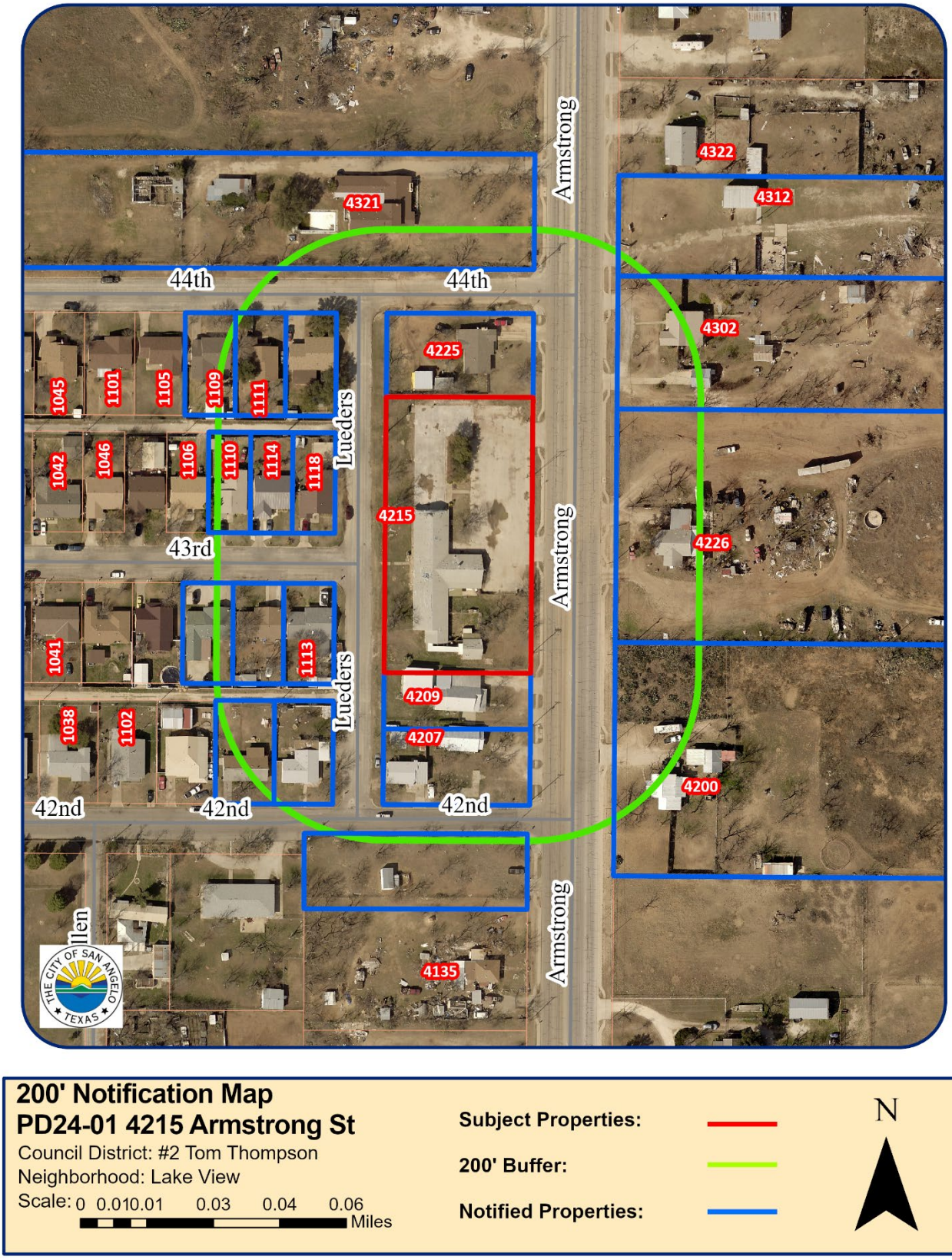
Zoning Map
Notice Map



Zoning Map
PD24-01 4215 Armstrong St
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.010.03 0.06 0.09 0.12 Miles

Subject Properties:

N



200' Notification Map
PD24-01 4215 Armstrong St
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

MEMO

Meeting Date: April 15, 2024

To: Planning Commission

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

Request: Discussion and action on Central Business District Zoning Expansion

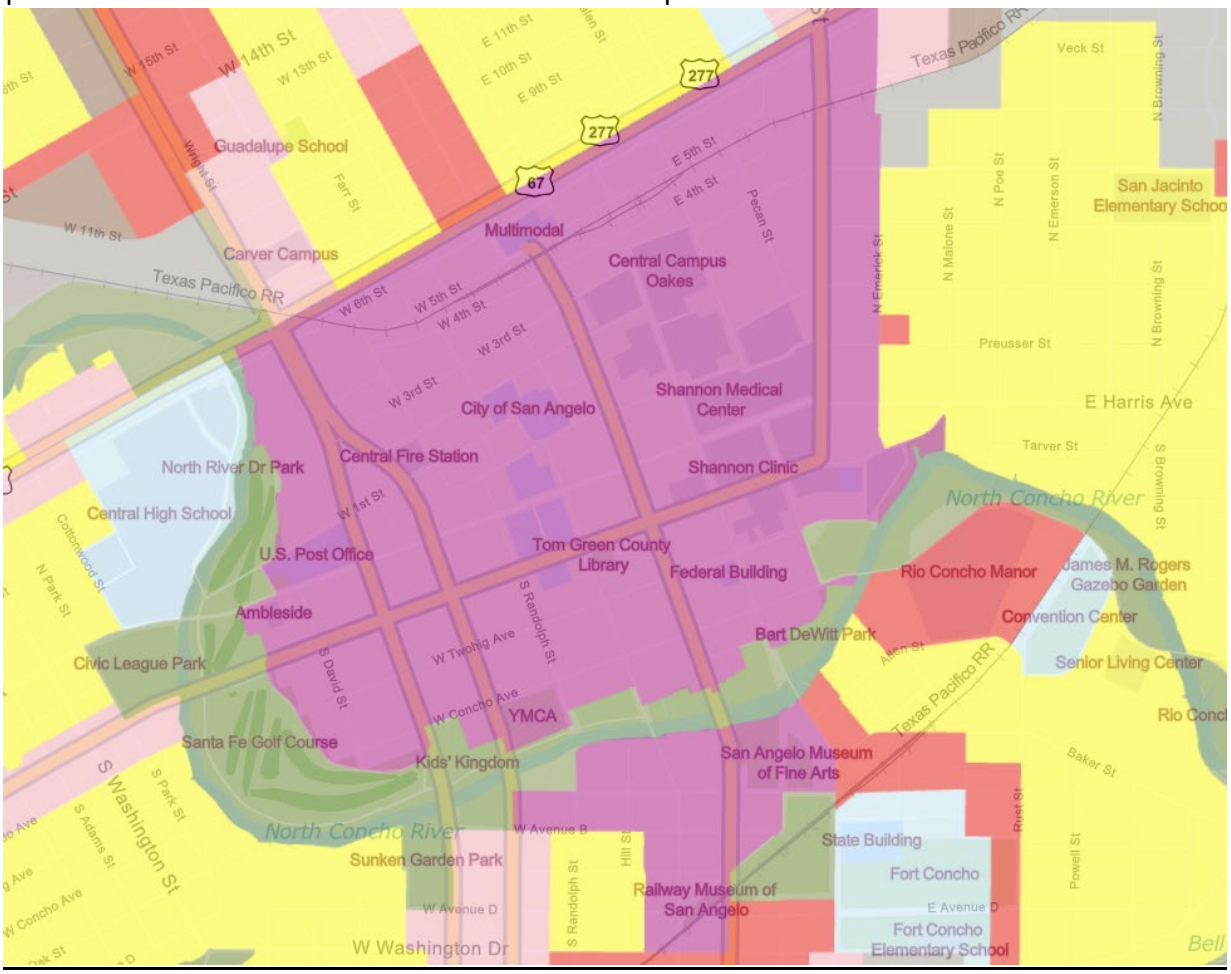
Background: The Historic District, the Downtown District and the Central Business District, were amended in 2021. This expansion was intended to be just that- a first expansion of the Design District. As part of that discussion staff asked for direction on expanding the Central Business District to the east to match the overall Downtown District plan from the Vision Plan adopted in 2008. Based on the direction given at the last Planning Commission meeting staff has moved forward with the expansion of the Central Business District (CBD) in the area adjacent to N. Emerick Street on the east, E. Twohig Avenue, Pulliam Street, 3rd Street, N & S Magdalen Street and N Main Street. This is the area that is most easily affected by the CBD change in designation since most of the buildings are flush with the front property lines and on-site parking is a major issue. This area has also been in transition for a long time, moving from service and retail to a mixed-use area with larger repair shops and residential apartments and homes existing next to each other. This growing mix of uses in combination with each other meets the definition of a Central Business District providing mixed uses in a denser environment with parking becoming more and more scarce. It meets the classic definition of a Central Business District and has grown into the definition of a walkable, business service area with residential intermixed providing the glue to support the area.

Notification: Staff held a Public Meeting on April 11, 2024, at 6:60 p.m. at the downtown Library for those property owners that had questions or opinions they wanted to share. The meeting was attended by [TBD] people. Their questions ranged from how this affects my property to why I should care. Overall, I think everyone appreciated the chance to ask their questions and receive information. [additional info to be added]

Information: 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 both sides 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 Business

District such an attractive zoning classification.

If we look beyond the Mainstreet 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 that 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 is some or our oldest residential.



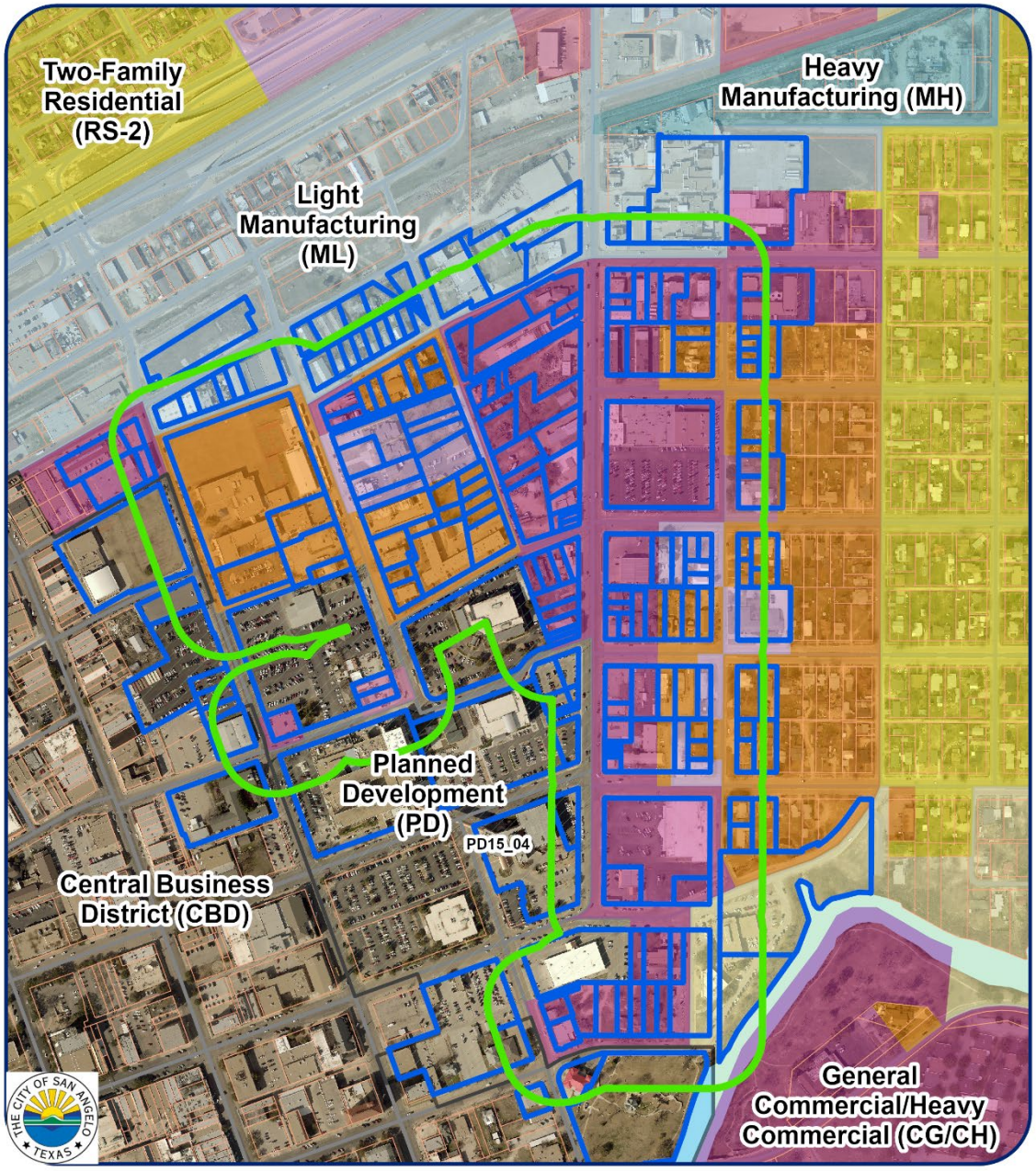
development that is some or our oldest residential development areas. The benefit of the Downtown District Overlay Guidelines is they fall under the Downtown District Vision that has been there for over 20 years now. They are not onerous; they can be used over any zoning district, and they provide a cohesive approach to the area's development.

Recommendations:

Staff is recommending the approval of expanding the CBD zoning east to the west side of Emerick Street, north to 3rd Street, west to the existing Shannon Planned Development Zoning and south to W Twohig Avenue.

Planning Commission Requested Action:

Staff is requesting **APPROVAL** of the suggested Central Business District (CBD) zoning for this first area over to the west side of Emerick Street up to Pulliam and 3rd Streets then down to E Twohig Avenue and over to N Oakes Street.



CBD Expansion meeting

Council District: #3 Harry Thomas
Neighborhood: Ft. Concho/Downtown
Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

Notification buffer
Subject Properties:

N

PLANNING COMMISSION – April 15, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Conditional Use	CU24-07: 1528 Kenwood Drive

SYNOPSIS:

The applicant presented a request for a variance from Section 406.4 of the Zoning Code: "*A Short Term Rental use may not be located on a lot that is within 500 feet of a lot on which another Short Term Rental use is located".* In this case the applicant's property is located 489 feet from another Short-Term Rental at 1607 S. Park Street. That makes the property at 1528 Kenwood the 16 feet from meeting the 500 feet called out in the ordinance and as such needs a variance if the Board of Adjust chooses to grant that request. The ZBA approved a variance for 484 feet instead of the required 500 feet for STR's.

LOCATION:	LEGAL DESCRIPTION:		
1528 Kenwood Drive	Being: Subd: PARK HEIGHTS ADDITION, W100 OF S50 OF LOT 7 Blk: 52,		
SM DISTRICT / NEIGHBORHOOD:	**ZONING:**	**FUTURE LAND USE:**	**SIZE:**
SMD District #5 – Karen Hesse Smith Santa Rita Neighborhood	Single-Family Residential (RS-1)	N – Neighborhood	0.115 acres

THOROUGHFARE PLAN:

Kenwood Drive– Urban Local Street, required: 50' right-of-way, 40' pavement or 36' with a 4' wide sidewalk, Provided: 70 R-O-W; 37 Ft. pavement.

NOTIFICATIONS:

24 notifications mailed within the 200-foot radius on the 15th of March, 2024. No responses have been received to date.

STAFF RECOMMENDATION:

Staff's recommendation is for the Planning Commission if to approve the request for a Short Term Rental at 1528 Kenwood Drive.

PROPERTY OWNER/PETITIONER:

Owner: Doug & Laurie Properties LLC

STAFF CONTACT:

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

Additional Information:

The Zoning Board of Adjustment approved at their April 9, 2024 meeting the request for a 16 foot variance for the STR at 1528 Kenwood Drive. With that variance approval the distance between STR's is no longer a factor is no longer a factor to be considered. Staff is concerned about their parking requirements, since it appears they only have one parking space in the front and intend on using the side paved space that is in the right of way. There is a gate in the fence at that parking space. They could park in the back yard, which would still require a paved surface.

Recommendation:

Staff recommends that the Planning Commission approve the Conditional Use Short Term Rental 24-07 for 1528 Kenwood Drive with four conditions.

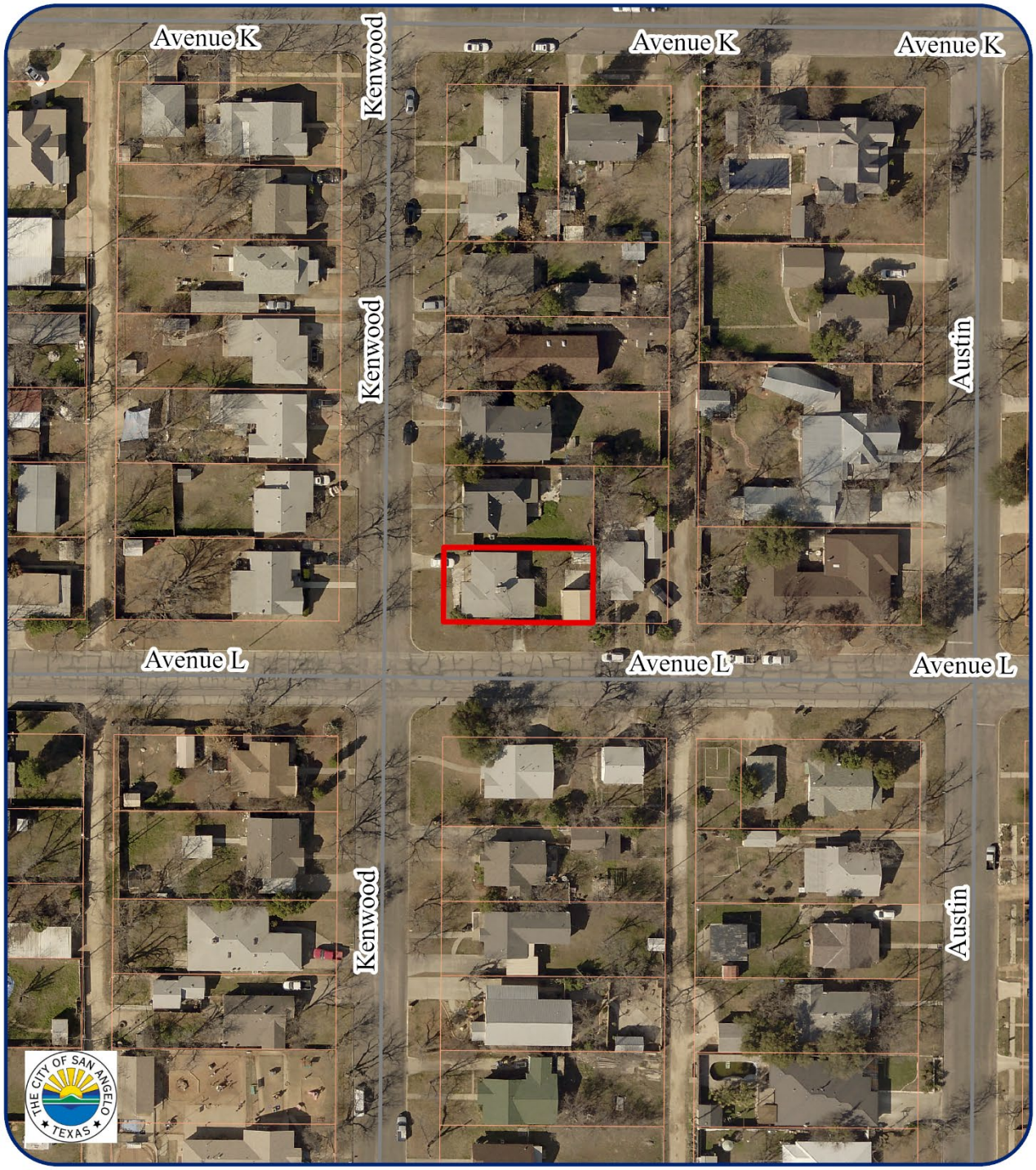
1. Maintain two paved off-street parking spaces on the premises that meet all of the City's requirements.

2. Obtain a Certificate of Occupancy from the Permit and Inspection Division.

3. Obtain and comply with an annual fire inspection from the Fire Marshall's office.

Attachments:

Aerial Map
Zoning Map
Photographs



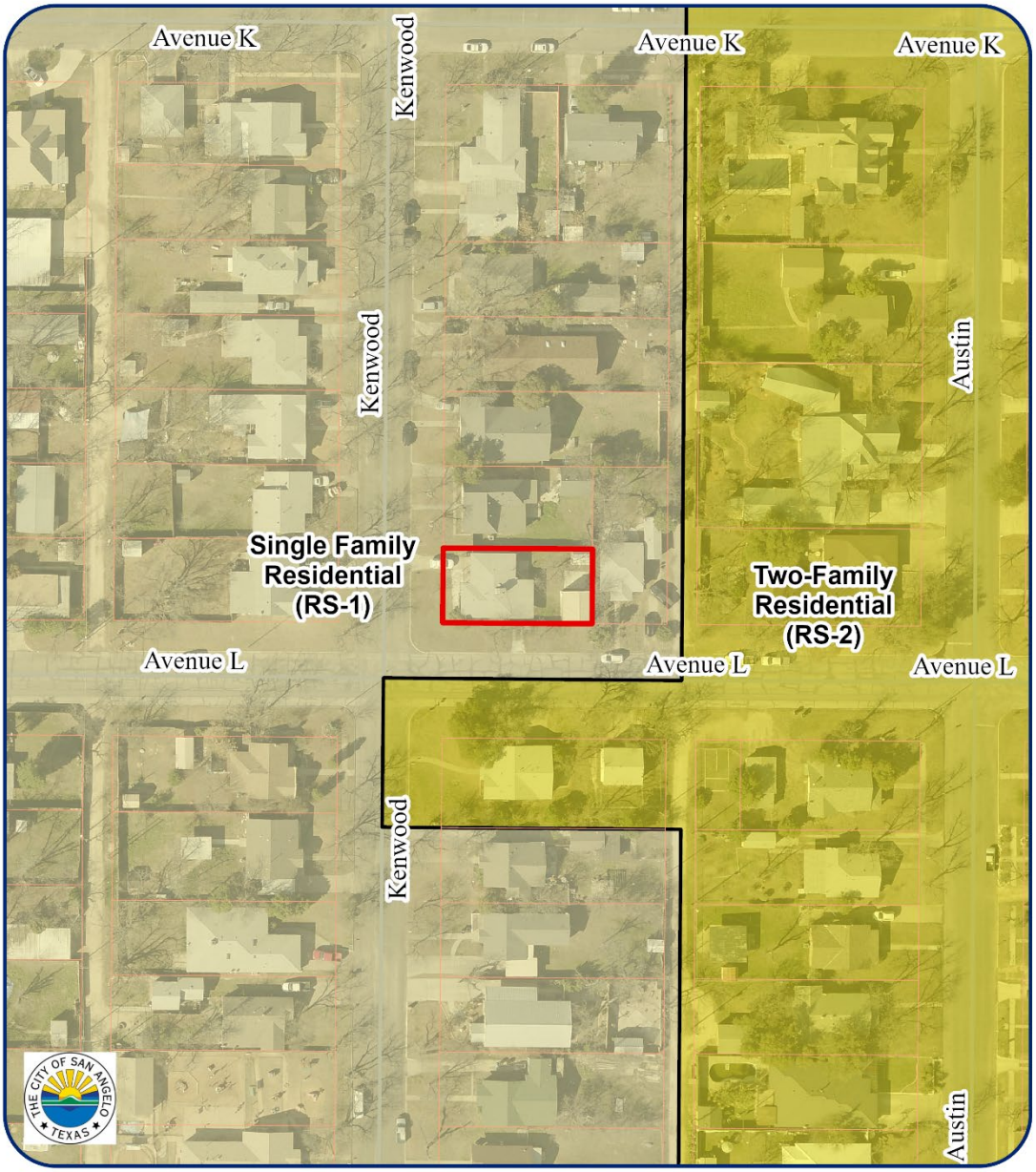
200' Notification Map
ZBA24-10 1528 Kenwood Dr
Council District: #5 Karen Hesse Smith
Neighborhood: Santa Rita
Scale: 0 0 0.01 0.02 0.03 0.03 Miles

Subject Property:

N

SUBJECT PROPERTY

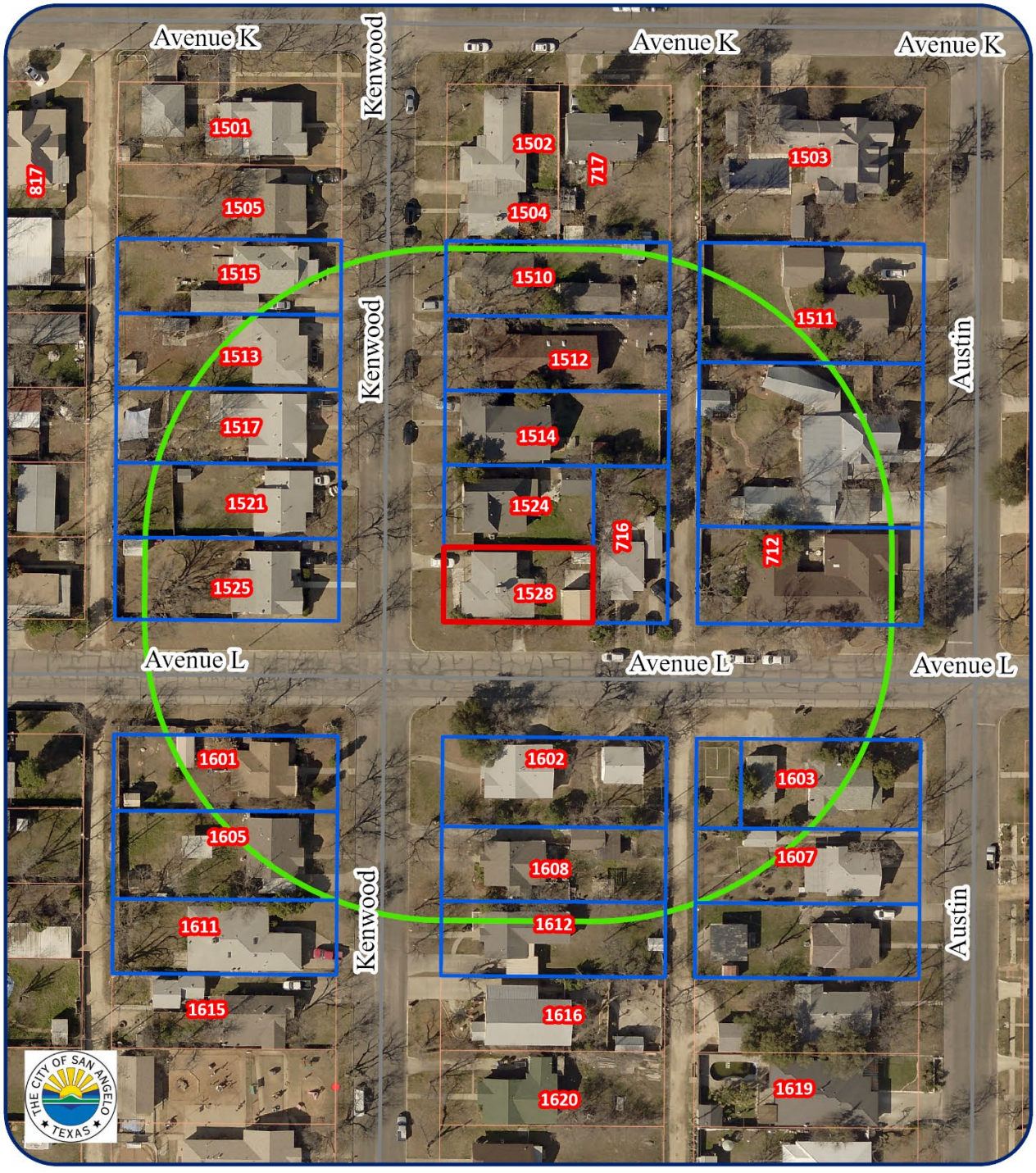
Photos of Site and Surrounding Area



200' Notification Map
ZBA24-10 1528 Kenwood Dr
Council District: #5 Karen Hesse Smith
Neighborhood: Santa Rita
Scale: 0 0 0.01 0.02 0.03 0.03 Miles

Subject Property:

N



200' Notification Map
ZBA24-10 1528 Kenwood Dr
Council District: #5 Karen Hesse Smith
Neighborhood: Santa Rita
Scale: 0 0 0.01 0.02 0.03 0.03 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N