



Planning Commission
5/20/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on May 20, 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 joint meeting minutes from April 16, 2024.
- B. **CU23-11Renewal 3101 Sierra Dr (SMD#1):** A request for a renewal of a Conditional Use for a short-term rental.
- C. **CU23-12Renewal 2227 San Antonio St (SMD#5):** A request for a renewal of a Conditional Use for a short-term rental.
- D. **CU23-14Renewal 2536 Colorado Ave (SMD#5):** A request for a renewal of a Conditional Use for a short-term rental.
- E. **CU23-15Renewal 221 N Oxford Dr (SMD#5):** A request for a renewal of a Conditional Use for a short-term rental.
- F. **CU23-21Renewal 2802 Houston St (SMD#2):** A request for a renewal of a Conditional Use for a short-term rental.
- G. **CU23-25Renewal 3834 Old Post Rd (SMD#6):** A request for a renewal of a Conditional Use for a short-term rental.
- H. **CU23-26Renewal 102 W Ave I (SMD#3):** A request for a renewal of a Conditional Use for a short-term rental.

III. Regular Agenda

- A. **Subdivision Plats**
The Planning Commission has final authority for approval; appeals may be directed to City Council.
- 1. **PP24-02 Naumann Addition (SMD#4):** A request for a preliminary plat for 11.98 acres on the north side of E 28th street at approximately 3900' from the intersection of Armstrong

and E 28th Street. The linear frontage of the property is 417.44' and the zoning is Heavy Manufacturing.

2. **FP24-12 Reyes Addition Section 2 (ETJ):** A request to subdivide a property at the intersection of Grape Creek Rd and Nutmeg - private road being 3.5 acres to the Reyes Addition Section Two. Property is located in the extraterritorial jurisdiction area.
3. **FP24-13 Lakeview Addition Block 19 (SMD#2):** A request to create 4 residential lots in the RS-1 single family residential zoning district located at the 4600 Block of Alamo Street and E 47th Street.

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z24-03 816 Culwell & CP24-01 (SMD#4):** A request for a Comprehensive Plan Amendment from "Commercial" to "Neighborhood Center" and for a rezoning from Heavy Commercial to Neighborhood Commercial west of the Texas Pacifico RR and Culwell Street
2. **Z24-02 & CP24-02 Concho Development Rezoning (SMD#1):** A request for approval of a zone change from (ML) Light Manufacturing and (RS-1) Single-family Residential to (CG) General Commercial and a Comprehensive Plan Amendment from Neighborhood and Neighborhood Center to Commercial for the property at preliminary address 3510 Christoval Rd.
3. **Z24-04 & CP24-03 7 E 27th St (SMD#4):** A request for approval of a zone change for a portion of the property located at 7 East 27th Street from General Commercial/Heavy Commercial (CG/CH) to Single-Family Residential (RS-1) and a Comprehensive Plan Amendment from Commercial to Neighborhood.

C. Conditional Uses

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

1. **CU24-08 1601 Kansas Ave (SMD#1):** A request for a Conditional Use for a short-term rental
2. **CU24-09 2650 University Ave (SMD#5):** A request for a Conditional Use for a short-term rental
3. **CU24-10 2422 Lindenwood Dr (SMD#5):** A request for a Conditional Use for a short-term rental.
4. **CU24-11 417 W 49th St (SMD#2):** A request for a Conditional Use for a short-term rental.
5. **CU24-12 1009 Rio Grande St (SMD#5):** A request for a Conditional Use for a short-term rental.

D. Discussion items and direction request

1. Discussion of Battery Storage and What Zoning It Should Fall Under
2. Discussion of Cultural District Expansion

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:

The next regular meeting of the Planning Commission is scheduled to begin on **Monday, June 17, 2024, at 9:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

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 16th day of May 2024, at 4:52 p.m.

A handwritten signature in blue ink, appearing to read 'A. Vannoy', is written over a horizontal line.

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.

City of San Angelo, Texas
Special Joint City Council/Planning Commission Meeting
Tuesday, April 16, 2024

City Council Members Present:

Mayor Brenda Gunter
Mayor Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Karen Hesse Smith, SMD 5

Planning Commission Present:

Chair Travis Stribling, SMD 5 Representative
Brittany Davis, Mayoral Representative
Joe Self, SMD 2 Representative
Kandi Pool, SMD 3 Representative
Michelle Miller, SMD 6 Representative

1. Call to Order – City Council

With a quorum of the City Council members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, April 16, 2024, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Call to Order – Planning Commission

With a quorum of the Planning Commission members present, Travis Stribling called the special session of the Planning Commission to order at 8:30 a.m. on Tuesday, April 16, 2024, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

3. Joint Meeting Agenda

- a. Discussion and possible action on an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 4 “Specific Use Standards,” Section 406 “Bed and Breakfast Establishments and Short-Term Rentals,” regarding approval, renewal and revocation of conditional uses authorizing Bed and Breakfast and Short-Term Rental establishments, as well as revising distance limitations with respect to Short-Term Rentals:

1. Planning Commission: Consideration of a recommendation on proposed ordinance amendments to Section 406

2. City Council: First reading and public hearing of an ordinance amending Section 406 (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizens Jesse McMillan (SMD 3), Jerry Lancaster (SMD 1), Tim White (SMD 1), Steve Hammer (SMD1) and Jamal Schumpert (SMD 4) expressed concerns over STR regulations and requirements.

[Commissioner Miller left the meeting prior to the Planning Commissions vote on considered items.]

Motion: Commissioner Pool made a motion, seconded by Commissioner Davis, to approve the item with an amendment to change the next renewal date of a Conditional Use approved prior to adoption of this amended ordinance to be in June 2025. The motion carried (4) ayes to (0) nays.

Motion: Council Member Thomas made a motion, seconded by Council Member Hesse Smith, to approve the item with the Planning Commissions recommendation to change the next renewal date of a Conditional Use approved prior to adoption of this amended ordinance to be in June 2025. The motion carried unanimously (6) ayes to (0) nays.

- b. Discussion and possible action on an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 313 “Use

Table,” regarding item (a) above revisions requiring that Short-Term Rental establishments obtain a conditional use only in specified zoning districts:

1. Planning Commission: Consideration of a recommendation on proposed ordinance amendments to Section 313

2. City Council: First reading and public hearing of an ordinance amending Section 313 (Presentation made by Planning & Development Services Director Aaron Vannoy)

Motion: Commissioner Pool made a motion, seconded by Commissioner Self, to approve the item as presented. The motion carried (4) ayes to (0) nays.

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Thompson, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays.

4. Follow Up and Administrative Issues

a. Announcements and consideration of Future Agenda Items:

City Attorney Theresa James informed citizens that the second reading of the ordinance considered will take place at the next City Council meeting scheduled for May 7, 2024 with an opportunity for additional public comment.

5. Adjournment – Planning Commission

Consensus: There being no further business, the Planning Commission adjourned at 10:13 a.m.

6. Adjournment – City Council

Consensus: There being no further business, the City Council adjourned at 10:13 a.m.

THE CITY OF SAN ANGELO, TEXAS:

Travis Stribling, Chair

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk’s Office, or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

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

Background: CU23-11 - A request for approval for a renewal of a short-term rental located at 3101 Sierra Dr. A conditional use for a short-term rental was approved in May 2023 and they are returning within the year to renew. There have been no code violations or police reports/disturbances reported. HOT taxes have been paid through March 2024.

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

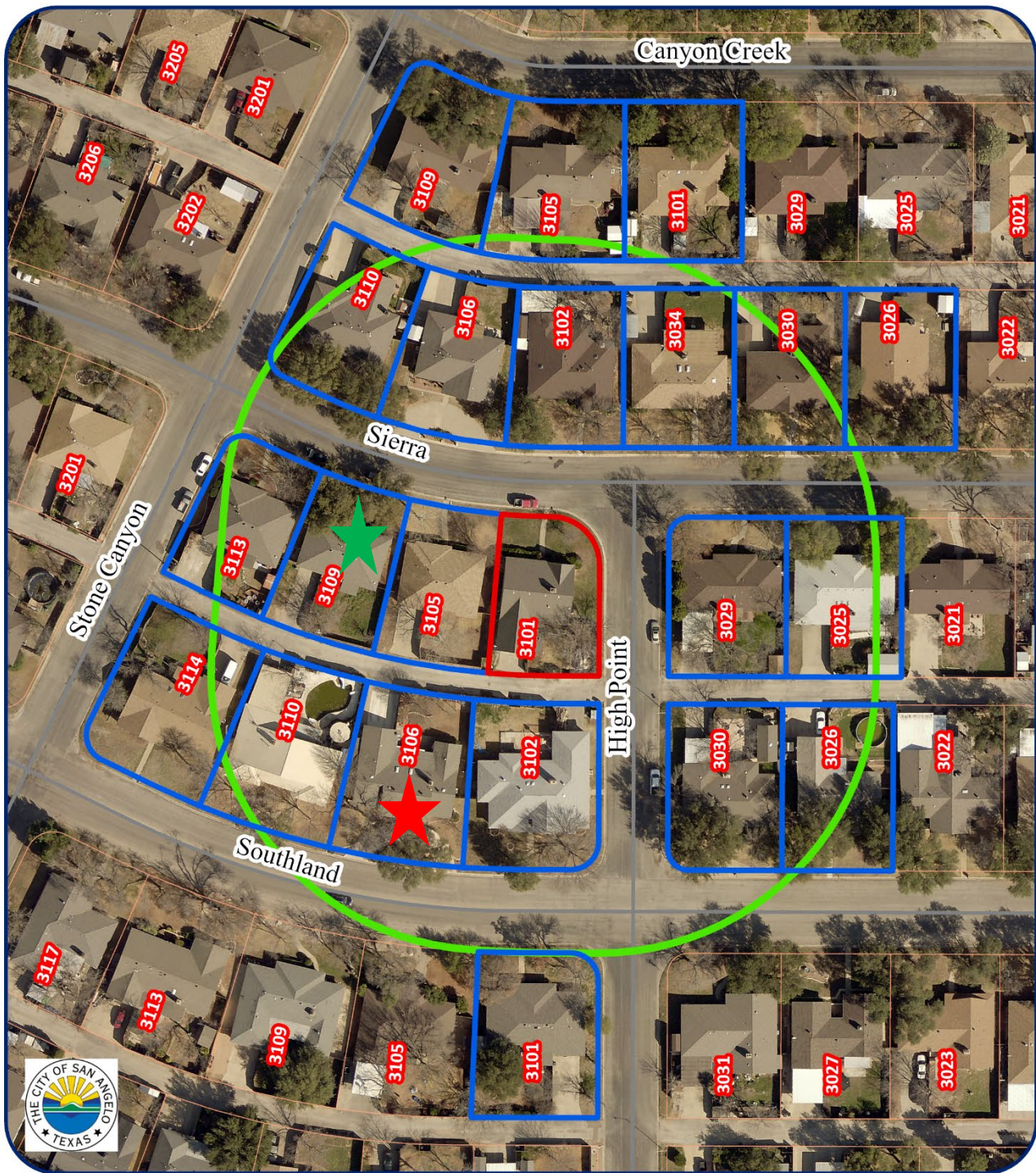
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for a short-term rental renewal located at 3101 Sierra Dr 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 CU23-11 3101 Sierra Renewal

Council District: #1 Tommy Hiebert

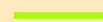
Neighborhood: Southland

Scale: 0 0.01 0.02 0.03 0.04
Miles

Subject Property:



200' Buffer:



Notified Properties:



MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

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

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

Background: CU23-12 - A request for approval of a short-term rental located at 2227 San Antonio St. 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.

Notification: 32 Notifications sent. Received 0 in opposition and 0 in favor.

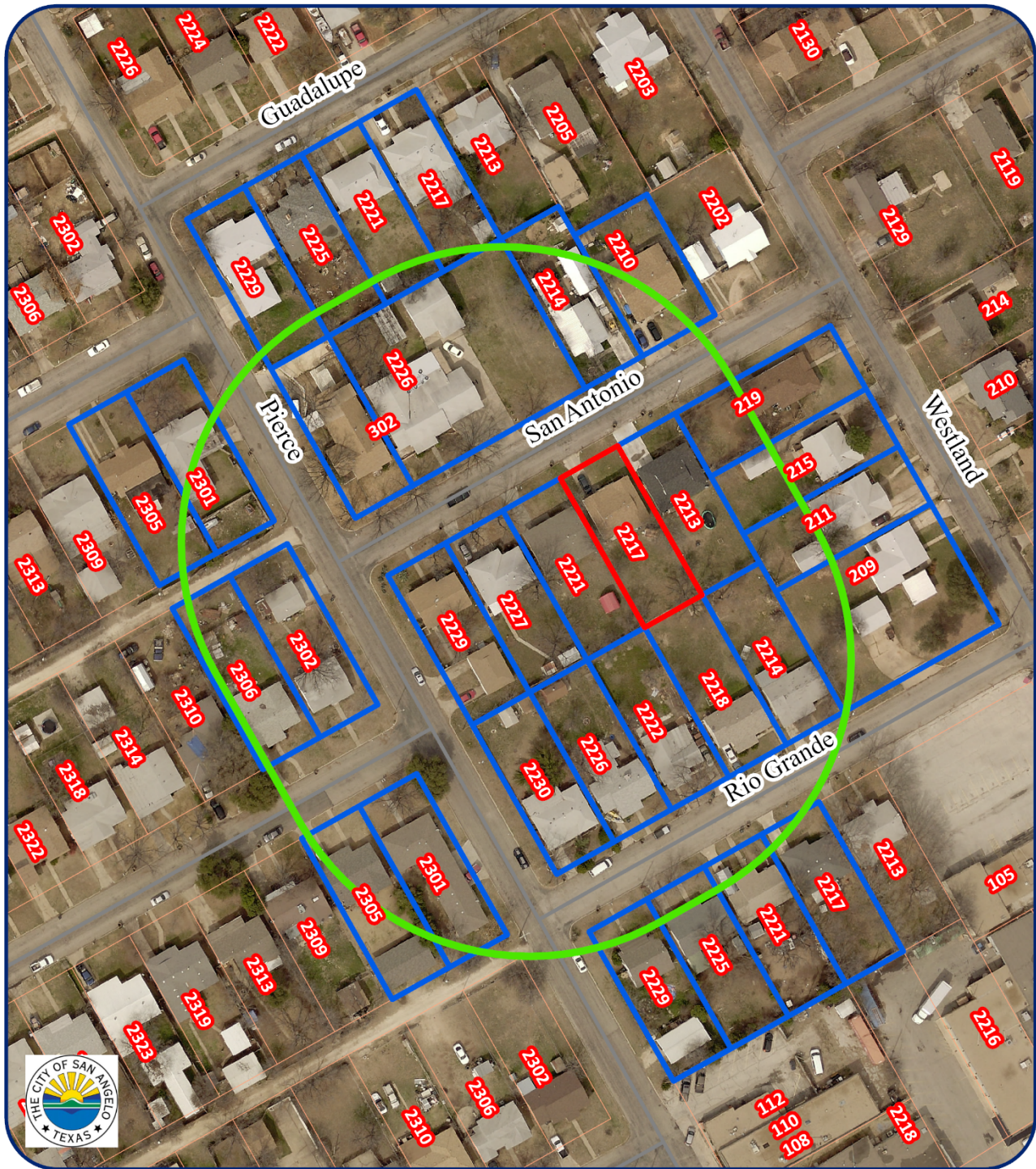
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for a short-term rental renewal located at 2227 San Antonio St. 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

CU23-12 2227 San Antonio Renewal

Council District: #5 Karen Hesse Smith

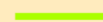
Neighborhood: Central

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property:

200' Buffer:

Notified Properties:



N



MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

From: Austin Reed
Planner, City of San Angelo

Request: Renewal of a Conditional Use for a short-term rental in RS1 zoning within District 5.

Background: CU23-14 Renewal - A request for the renewal of a Conditional Use for a short-term rental located at 2536 Colorado Ave

This property received approval for a short-term rental Conditional Use in June of 2023. The owner/operator has not received their Certificate of Occupancy. There have been no recorded code violations, and no related service calls.

Notification: 21 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 2536 Colorado Ave 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

Front of house



MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

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

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

Background: CU23-15 - A request for approval of a short-term rental located at 221 N Oxford Dr. 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.

Notification: 36 Notifications sent. Received 1 in opposition and 0 in favor.

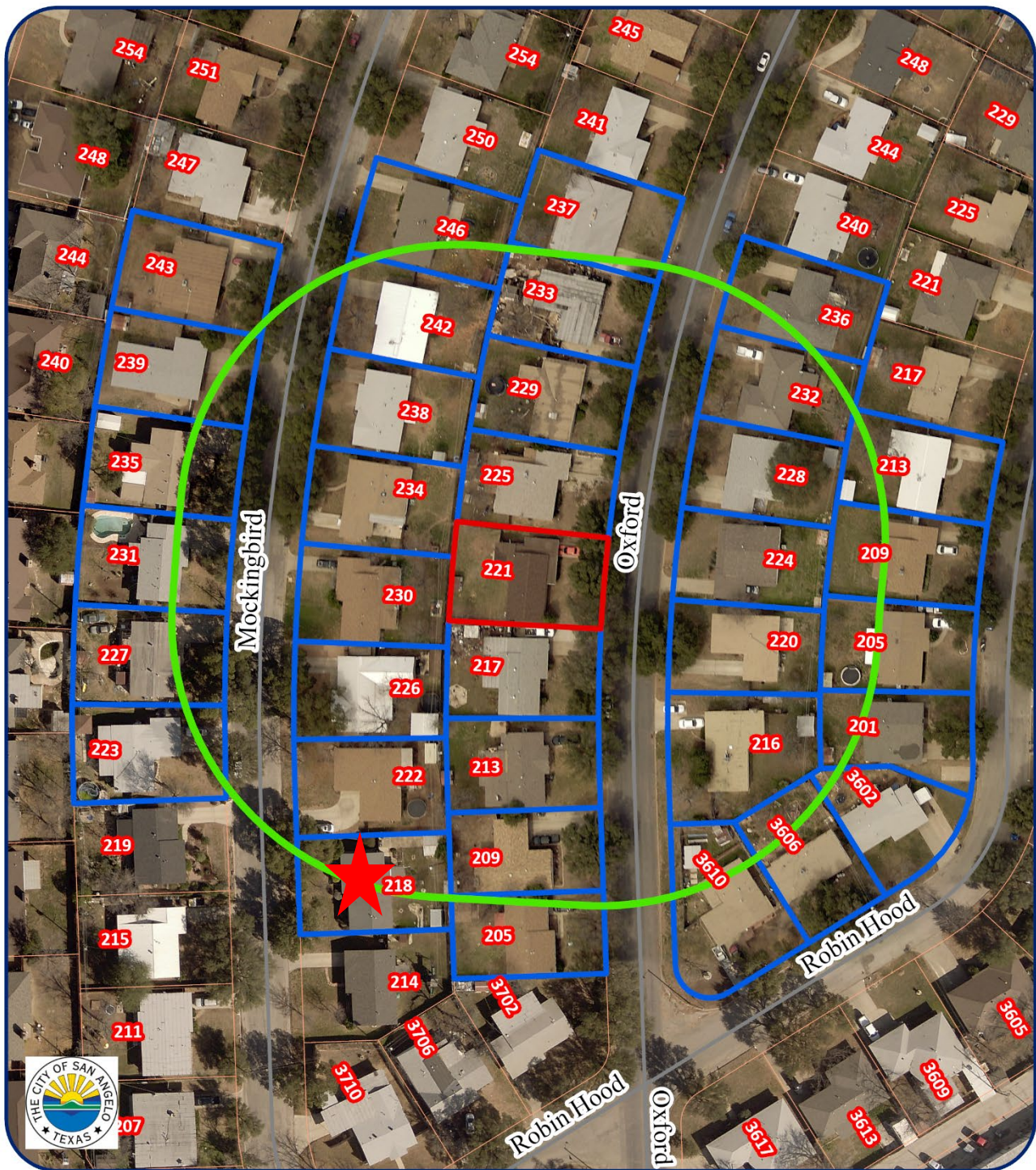
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for a short-term rental renewal located at 221 N Oxford Dr. 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 CU23-15 221 N Oxford Renewal

Council District: #5 Karen Hesse Smith

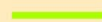
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 0.04
Miles

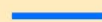
Subject Property:



200' Buffer:



Notified Properties:



N



MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

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

Background: CU23-21 - A request for approval for a renewal of a short-term rental located at 2802 Houston St. A conditional use for a short-term rental was approved in June 2023 and they are returning within the year to renew. There have been no code violations or police reports/disturbances reported.

Notification: 21 Notifications sent. Received 0 in opposition and 0 in favor.

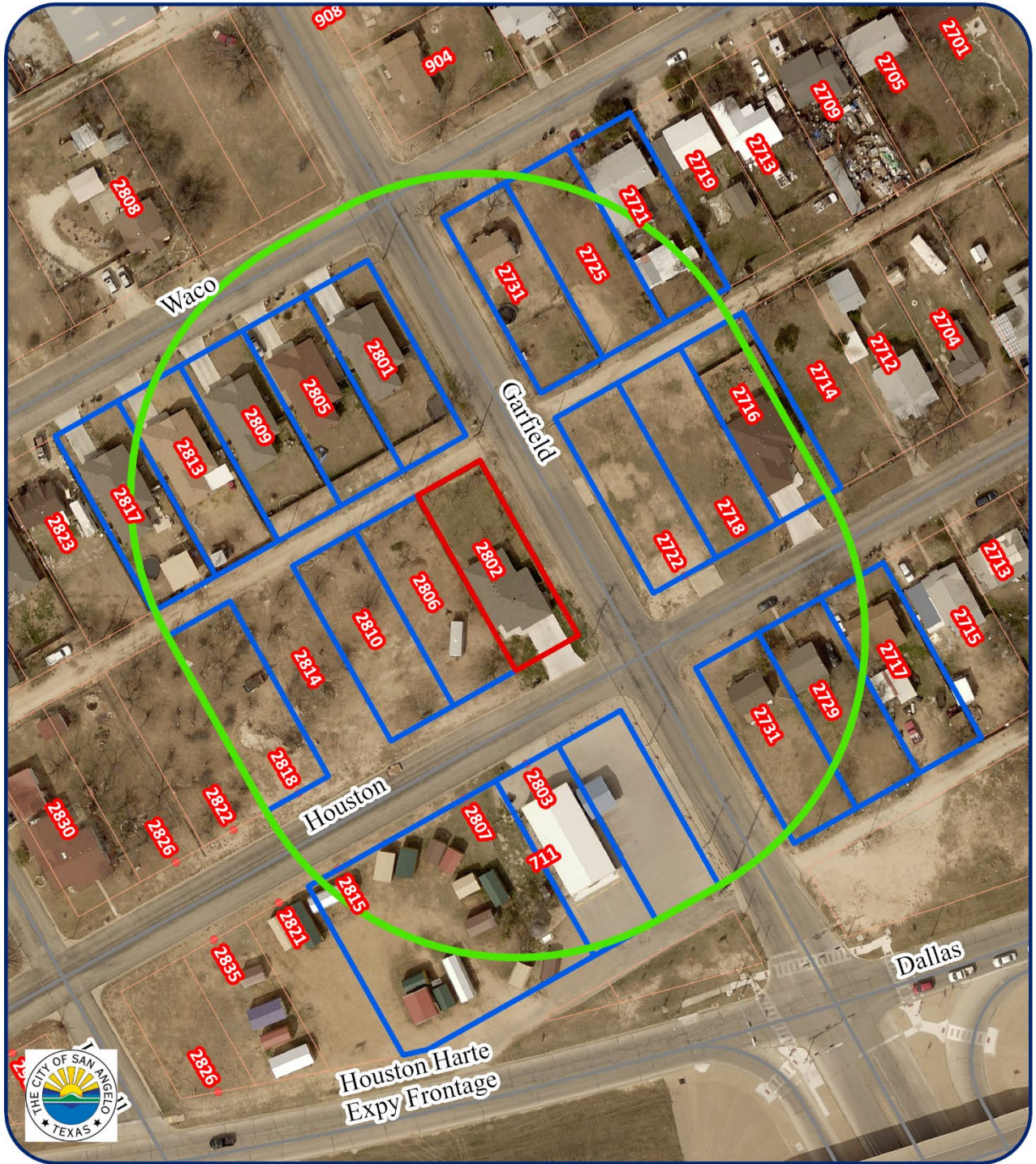
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for a short-term rental renewal located at 2802 Houston St 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

CU23-21 2802 Houston St Renewal

Council District: #2 Tom Thompson

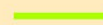
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 0.03 Miles

Subject Properties:

200' Buffer:

Notified Properties:



N



MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Renewal of a short-term rental within District 6, RS-1 zoning

Background: CU23-25 - A request for approval for a renewal of a short-term rental located at 3834 Old Post Rd. A conditional use for a short-term rental was approved in June 2023 and they are returning within the year to renew. There have been no code violations but there are 7 police calls/reports just from March of 2024. The owners had a short-term renter that would not vacate the property. All police calls/reports were the owners actively trying to remove the person and the neighbors were informed of the situation. In the year of operating, there have been no other complaints or reports. Staff believes this case should be renewed for another year.

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

Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for a short-term rental renewal located at 3834 Old Post Rd 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

CU23-25 3834 Old Post Rd - Renewal

Council District: #6 Larry Miller

Neighborhood: Sunset

Scale: 0 0.01 0.02 0.02 0.03 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



MEMO

**Meeting**

Date: May 20, 2024

To: Planning Commission

From: Austin Reed
Planner, City of San Angelo

Request: Renewal of a Conditional Use for a short-term rental in RS-2 zoning within District 3.

Background: CU23-26 Renewal - A request for the renewal of a Conditional Use for a short-term rental located at 102 W Ave I

This property received approval for a short-term rental Conditional Use in June of 2023. The owner/operator has received their Certificate of Occupancy. There have been no recorded code violations, and no related service calls. Hotel tax is current with last payment received March 2024.

Notification: 24 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 102 W Ave I 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

Front of house



PLANNING COMMISSION – May 20, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Preliminary Plat PP24-02		Preliminary Plat in Naumann Addition	
SYNOPSIS:			
A request for preliminary plat property at the north side approximately 1300-1400 block of East 28 th St being approximately 11.98 acres in the ML – light manufacturing zoning district.			
LOCATION:		LEGAL DESCRIPTION:	
north side approximately 1300-1400 block of East 28th St		A-8036 S-1114	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood - Paulann	ML- Light Manufacturing	Neighborhood	11.98 acres
THOROUGHFARE PLAN:			
<i>East 28th Street – Minor Arterial</i> 42' Right of way and 18-20' of paving with curb and gutter. Required Right of Way is 68' and the paving width of 48'			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL Naumann Addition with X Conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Marty Frey Trucking INC Petitioner: Centerline Engineering and Consulting, LLC			
STAFF CONTACT:			
Aaron Vannoy Director (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create a preliminary plat of 11.98 acres which are generally consistent with the neighborhood policies of the 2009 Update to the City Comprehensive Plan. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: *Staff recommends APPROVAL Naumann Addition with the following 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. This property contains a portion of the regulated floodplain; delineate on plat prior to signature.
3. Need to update to the current City Naming convention for Preliminary Plats in this areas Naumann Section 2 preliminary Plat.
4. There is no North or South Road off of E 28th for over 2200 linear ft. Applicant needs to choose one side (heading north to south) of the preliminary plat to dedicate the incremental 1/2 of a local road no less than 26' wide.
5. Dedication of ROW to make E 28th the correct width for a Minor Arterial in the Master Thoroughfare plan.
6. The entirety of the area owned by the property owner which is under the same abstract A-8036 S-1114 must be preliminarily platted so no remained is left.

Notes:

Final plat will require, a drainage study to be submitted and consequent improvements constructed [LDSO Ch 9.IV.A.5] in accordance with Stormwater Design Manual, Sec 2.13.

Final plat will require, plans for and construction of improvements to East 28th street a Minor Arterial

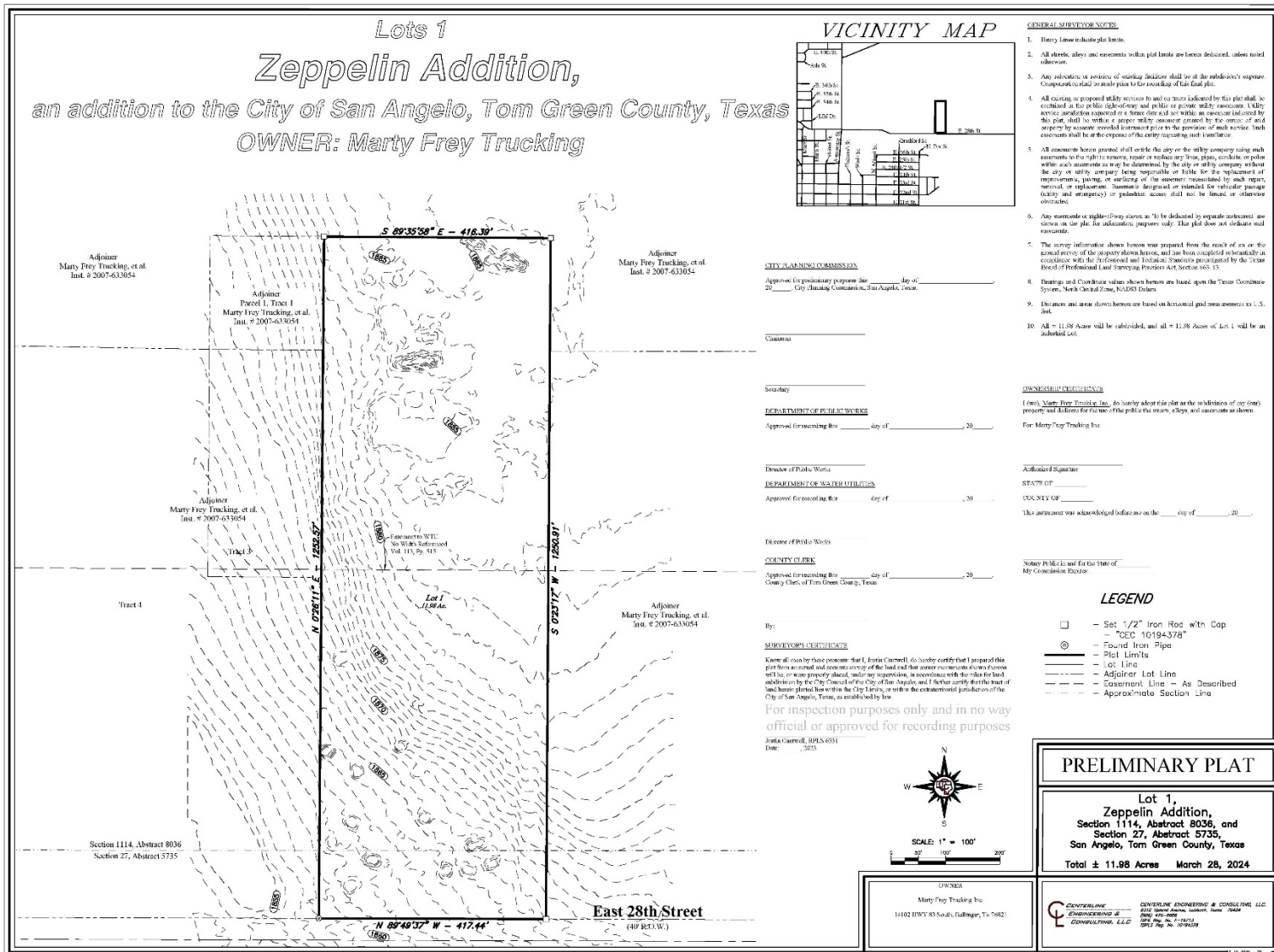
Development in the 100-year flood plain, requires the acquisition of a Flood Plain Development Permit prior to issuance of building permits

Final plat will require submission of plans and construction of sewer main and services [LDSO Ch.12.1.A].

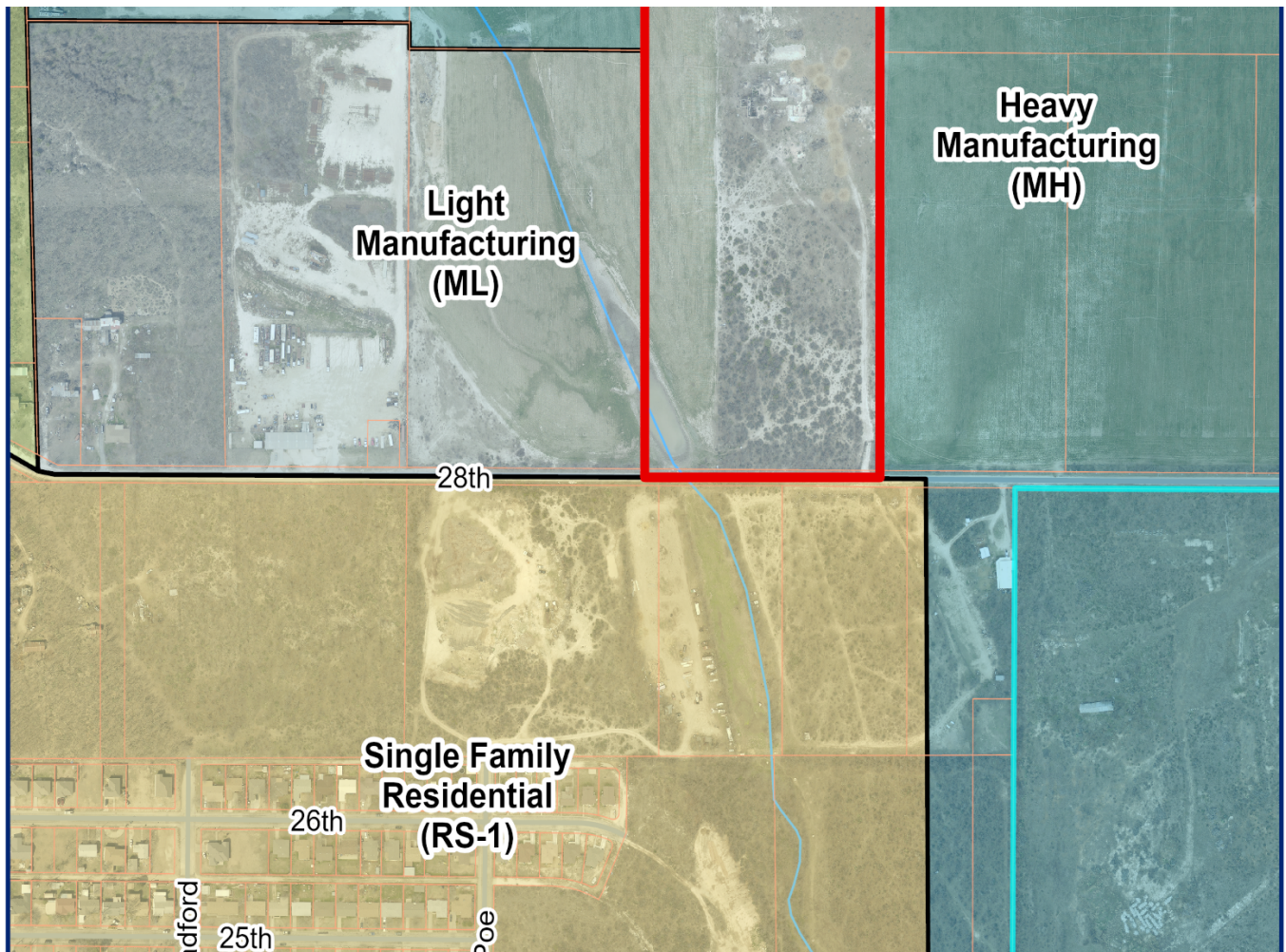
Attachments:

Replat
Aerial Map

Replat



Aerial Map



PLANNING COMMISSION – May 20, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat FP24-12	Final Plat Reyes Addition Section Two		
SYNOPSIS:			
A request for final plat property at approximately 6500 block of Grape Creek Rd into 2 lots located in the extraterritorial jurisdiction. The property has a vision plan of being rural. There is a current business and a residence on location being split into two lots.			
LOCATION:	LEGAL DESCRIPTION:		
The 6500 Block of Grape Creek Road and private road being Nutmeg Road.	3.500 ACRES BEING PART OF TRACTS 3 & 4 (SAWYER TRACT A-8032 S-0172)		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
Extra territorial jurisdiction	None	Rural	3.5 acres
THOROUGHFARE PLAN:			
<i>Grape Creek Road – A minor arterial with a current ROW of 48’ and a paving width of 24’. Required minimums are 68’ of Right of way and 48’ of paving.</i>			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Reyes Addition Section Two with four conditions and two notes			
PROPERTY OWNER/PETITIONER:			
Owner: Reyes Diesel Service, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat will create 2 lots, one being a business and one being a residence in the Extraterritorial Jurisdiction which are generally consistent with the neighborhood policies of the 2009 Update to the City Comprehensive Plan. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: *Staff recommends APPROVAL of the Reyes Addition Section Two with four conditions and two notes*

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, prepare & submit plans for required improvements to Grape Creek Road, a Minor Arterial by half the increment necessary [LDSO Ch.9.III.5.a.2] to increase the existing pavement width of 12 feet to the standard pavement width specified as 48 feet [LDSO Ch.10.III.A.2]. Once plans are approved, construct street widening. An alternative is to obtain approval of a variance from the Planning Commission [LDSO Ch.1.IV].
3. Prior to plat recordation, submit a revised plat, on which is dedicated one-half of the difference between existing right of way and standard 68 feet of right-of-way required for Grape Creek Road, a minor arterial [LDSO Ch.10.III.A.1] & [LDSO Ch.9.III.5.a.1].
4. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is anticipated [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Notes:

Lot is located outside the city limits. Addressing will be done through Concho Valley Council of Governments.

A new approach to Grape Creek Road will be required unless the plat is submitted with a shared access easement between lot 1 and lot 2.

Attachments:

Aerial Map

Final Plat

Final Plat

PLANNING COMMISSION
 Approved for recording this ____ day
 of ____, 20__, City Planning
 Commission of San Angelo, Texas.

By: _____
 Chairman

 Secretary

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

By: _____
 Director of Water Utilities

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

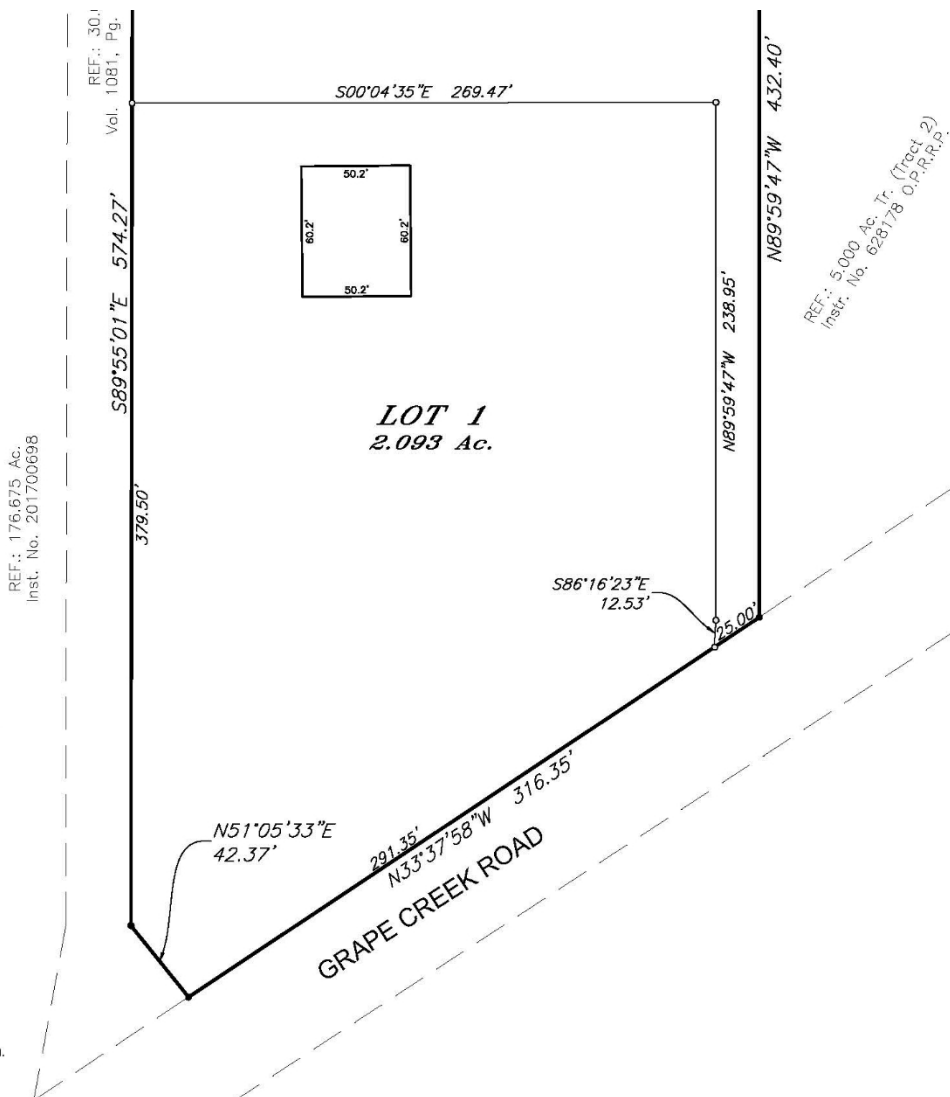
By: _____
 Director of Public Works

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.

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

By: _____

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before
 me on _____
 by Guadalupe Reyes, Jr. in the capacity shown.



Aerial Map



PLANNING COMMISSION – May 20, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat RP24-04		Replat in Lakeview Block 19	
SYNOPSIS:			
A request for final plat property at approximately 4600 block of Alamo Street into 4, RS-1 single family lots for new residential homes to be built.			
LOCATION:		LEGAL DESCRIPTION:	
The 4600 Block of Alamo St between E 46 th Street and E 47 th Street just south of Lincoln Middle School		Lakeview Addition Block 19	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood - Lakeview	RS-1 Single Family Residential	Neighborhood	.661 acres
THOROUGHFARE PLAN:			
<i>Alamo St – Local Street</i> 60' Right of way and 36' of paving with curb and gutter			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL Lakeview Addition Blk 19 replat with four conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Steve Sturtz Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create 4 residential lots allowing for single family homes to be built in the RS-1 zoning district which are generally consistent with the neighborhood policies of the 2009 Update to the City Comprehensive Plan. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: *Staff recommends APPROVAL Lakeview Addition Blk 19 with the following four 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. Prepare and submit plans for approval, illustrating the proposed installation of a water main and sewer (wastewater) Main to the next property to the South. [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
4. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is anticipated [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Attachments:

Replat
Aerial Map

PLANNING COMMISSION
Approved for recording this ____ day
of ____, 20__, City Planning
Commission of San Angelo, Texas.

By: _____
Chairman

Secretary

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

By: _____
Director of Water Utilities

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

By: _____
Director of Public Works

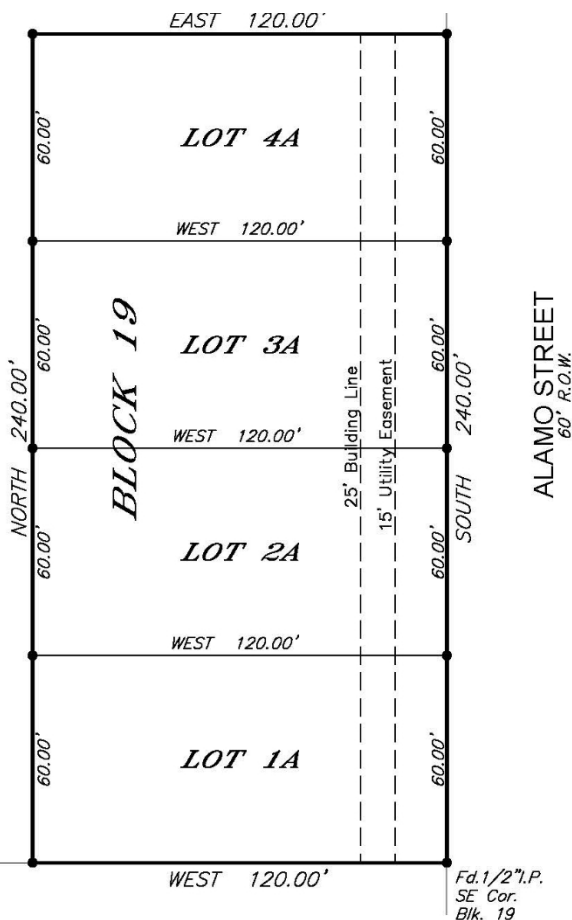
COUNTY CLERK
Filed for record this ____ day of
20__, @ ____
County Clerk of Tom Green Co., Tx.

By: _____

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on _____
by Steve and Bridgette Sturtz in the capacity shown.

Notary Public, State of Texas

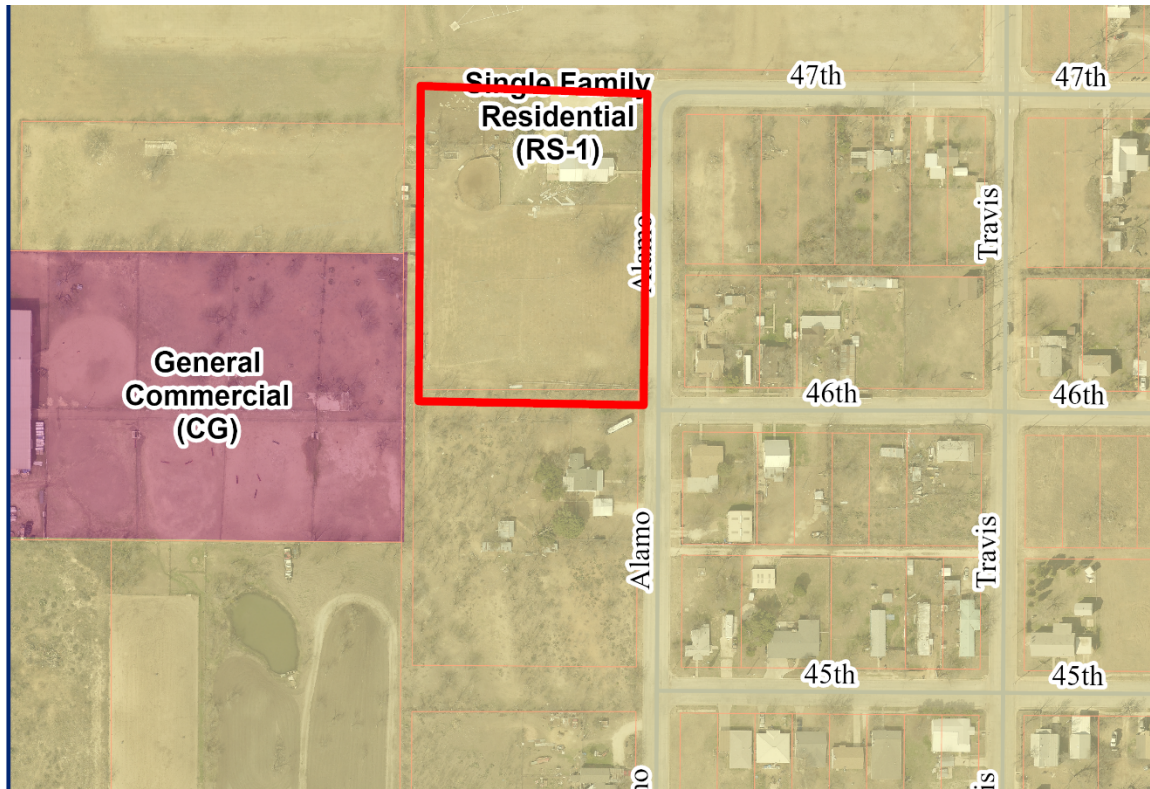
REF.: 3.065 Ac.Tr.
Instrument No.
202118834 OPR



EAST 46TH STREET
60' R.O.W.

15' ALLEY

Aerial Map





STAFF REPORT – CP24-01 & Z24-03

PLANNING COMMISSION

Planning Commission meeting May 20, 2024
City Council 1st reading: June 18, 2024

APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment and Rezoning		CP24-01 & Z24-03: 816 Culwell Street	
SYNOPSIS:			
The applicant has submitted a request for a Comprehensive Plan Amendment from “Commercial” to “Transitional” and for a rezoning from Heavy Commercial to Neighborhood Commercial west of the Texas Pacifico RR and Culwell Street This is an area that is north of East Houston Harte Expressway in the Paulann neighborhood between Bell St. and Main Street. The applicant wants to build a day care child center on this site.. The property is adjacent to a mixed neighborhood with single family residential next to commercial and industrial. The state child care information page does not show any child care centers in this general area even though this is an employment area as well as a residential area. Residents of the area will be able to take advantage of this service being so close to their home or workplace. There are also a few churches in the area. It is a older section of the city, with well-established smaller homes in aging neighborhoods.			
LOCATION:		LEGAL DESCRIPTION:	
816 Culwell [west of the Texas Pacifico RR tracks and east of N. Poe St.]		0.613 acres, Abstract A-1799 S-0324, Survey G. RODI	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	Future Land Use	Size
SMD District #4 – Lucy Gonzales Paulann Neighborhood	Heavy Commercial (CH) to Neighborhood Commercial (NC)	Commercial to Transitional	0.613 acres
NOTIFICATIONS:			
24 notifications for CP24-01& Z24-10 were mailed within a 200-foot radius on April 24, 2024. No responses in favor or against have been received.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Comprehensive Plan Amendment (CP24-01) from Commercial to Transitional and APPROVAL of the rezoning from the Heavy Commercial (CH) to Neighborhood Commercial (CN) for the property located at 816 Culwell Street.			
PROPERTY OWNER/PETITIONER:			
Applicants: Judith Idigo Bethel Baptist Church of San Angelo [land owner]			
STAFF CONTACT:			
Sherry L Bailey Principal Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

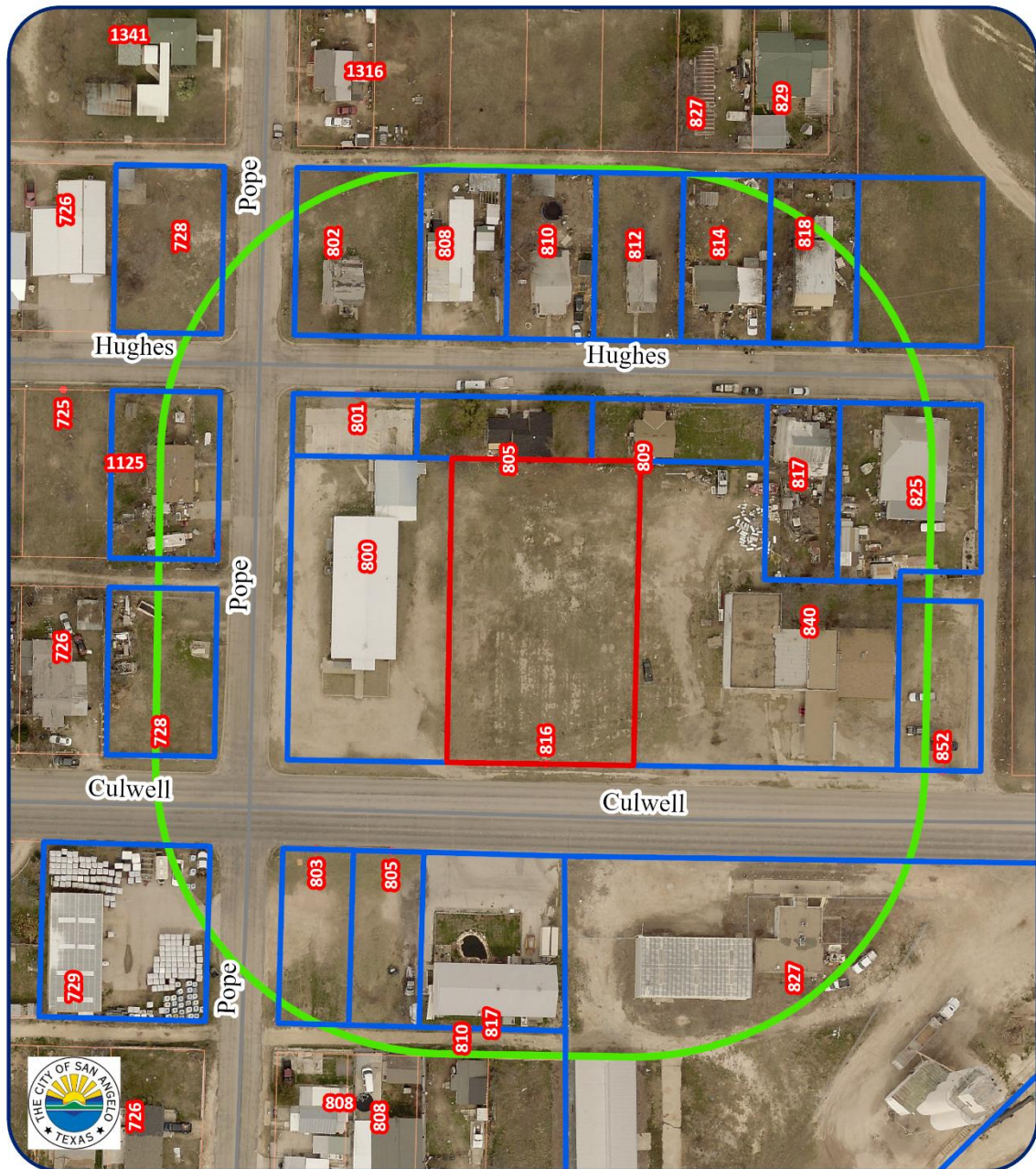
Additional Information: Staff met with the applicant's representative concerning the proposed Comprehensive Plan and rezoning at a development meeting. We are supportive of their approach to this development and are carrying the application forward. This larger area is home to many young families utilizing the aging residential stock as a starter home. It is also home to a work force made up of skilled laborers who need services provided near to their homes. There are also smaller clusters of new homes and a larger elderly home area.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The Comprehensive Plan identifies this area as Transitional, the zoning on the area is Heavy Commercial and Residential (RS-1) to the north with Light Manufacturing (ML) to the south. The proposed change is for Neighborhood Commercial is a good fit for this area that can take advantage of the flexibility of the zoning in the area which lends itself to a mix of uses and residential and commercial development.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed rezoning will not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** As noted above, the properties in this area are a mix of uses. In surveying the area, the one thing that all uses have in common is they are contributing to a mixed use area that will benefit from their availability and having this use close at hand.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** This area is constantly changing. That is part of what keeps it a vital alive area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes that this type of use in this type of area has a history of success. The single-family homes are good starter homes for young families that will benefit from this area. The church right next door can benefit from the services provided by this childcare service.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property in question is part of the neighborhood.

Recommendation: Staff recommends **APPROVAL** of the Comprehensive Plan Amendment CP24-01 from Commercial to Transitional and **APPROVAL** of the rezoning from Heavy Commercial (CH) to Neighborhood Commercial at 816 Culwell Drive.

Attachments:

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



200' Notification Map		
Z24-03 & CP24-01 816 Culwell St		
Council District: #4 Lucy Gonzales		
Neighborhood: Paulann		
Scale: 0 0.01 0.02 0.03 0.04  Miles	Subject Property:  200' Buffer:  Notified Properties: 	



Aerial Map

Z24-03 & CP24-01 816 Culwell St

Council District: #4 Lucy Gonzales

Neighborhood: Paulann

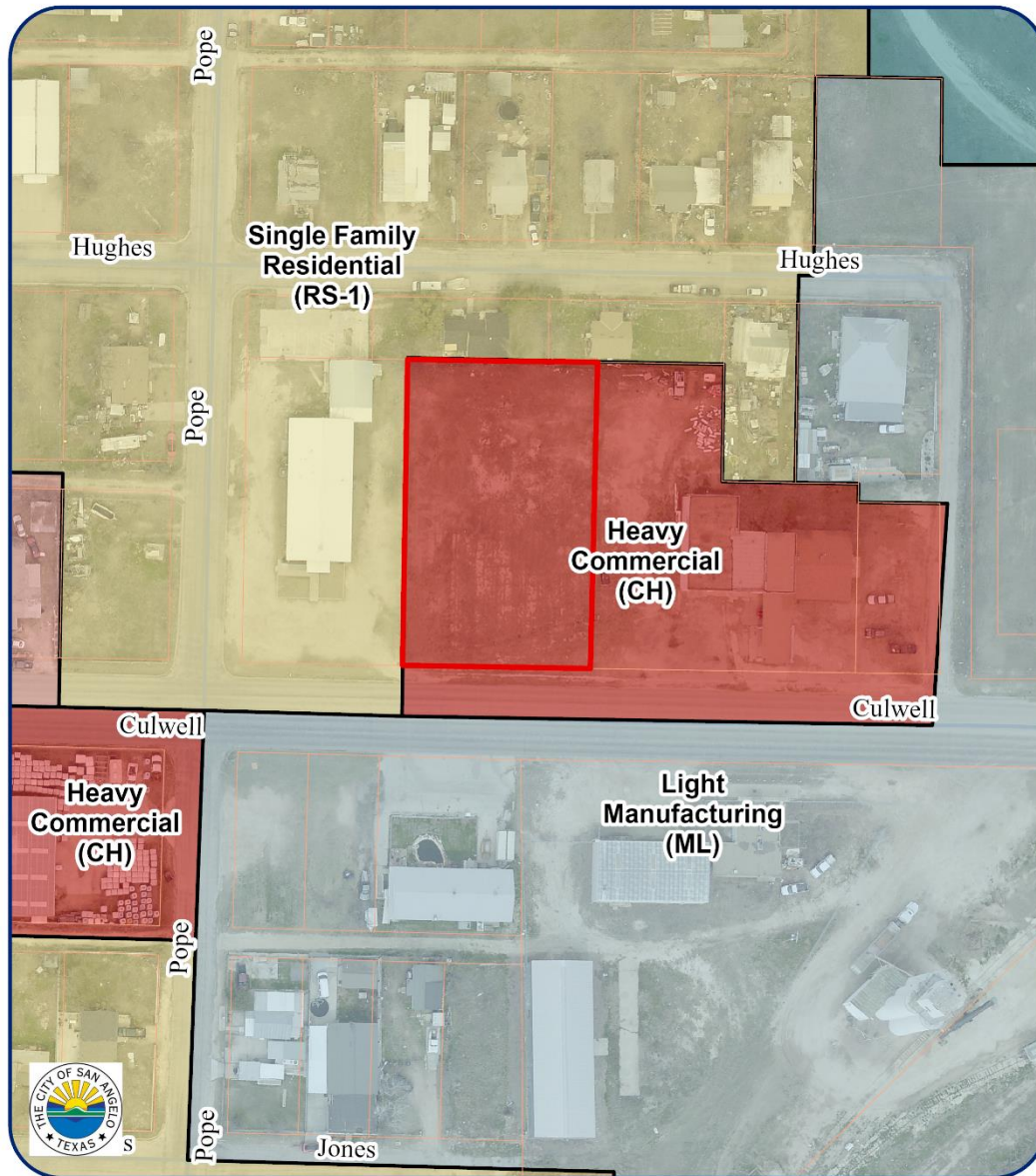
Scale: 0 0 0.01 0.01 0.02 0.02
Miles

Subject Property:

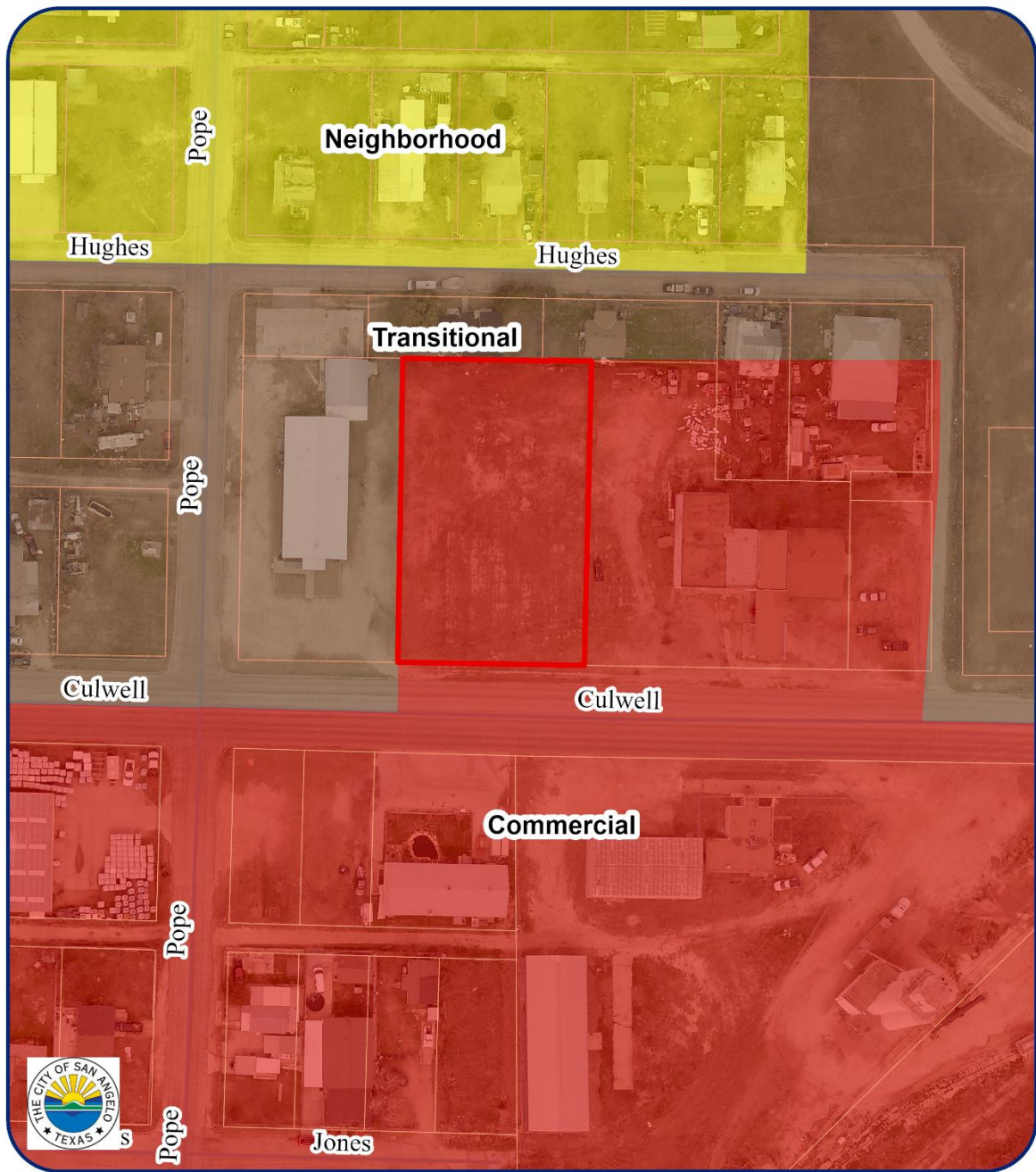


N





Zoning Map
Z24-03 & CP24-01 816 Culwell St
Council District: #4 Lucy Gonzales
Neighborhood: Paulann
Scale: 0 0.01 0.02 0.03 0.03 Miles
Subject Property: —
N
▲



Vision Plan Map

Z24-03 & CP24-01 816 Culwell St

Council District: #4 Lucy Gonzales

Neighborhood: Paulann

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: ———

N











STAFF REPORT - Z24-02 & CP24-02

Planning Commission: May 20, 2024

City Council 1st reading: June 18, 2024

APPLICATION TYPE:		CASES:	
Zoning		Z24-02 & CP24-02: Concho Development Company Addition	
SYNOPSIS:			
A request for approval of a zone change from (ML) Light Manufacturing and (RS-1) Single-family Residential to (CG) General Commercial and a Comprehensive Plan Amendment from Neighborhood and Neighborhood Center to Commercial for the property at preliminary address 3510 Christoval Rd.			
LOCATION:		LEGAL DESCRIPTION:	
Lot is northeast of the intersection of Chadbourne St and Christoval Rd Temp address: 3510 Christoval Rd		Abst: A-0059 S-0166, Survey: G BLUM	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Glenmore Neighborhood	Existing: ML & RS-1 Proposed: CG	Neighborhood, Neighborhood Center, Commercial	5.519 acres
NOTIFICATIONS:			
24 notifications were mailed within a 200-foot radius on April 29, 2024. Staff has received zero in favor and zero against.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of zoning to General Commercial (CG) zoning district and a Comprehensive Plan amendment to Commercial with 100ft buffer over their drainage area that stays residential.			
PROPERTY OWNER/PETITIONER:			
Applicant: Representative: Erica Wilde, Wilde Engineering			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The applicant is looking to build 8 storage units on the south portion of this lot. The north portion will be a potential detention pond and a buffer to the residential area.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The Comprehensive Plan identifies this area as Neighborhood, Neighborhood Center, and Commercial. Given the existing mix of RS-1, MHS, ML, CG/CH, and RM-1 currently in the area, the proposal will help provide a buffer between residential and ML.
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 zoning 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 use is compatible with the surrounding area as there is commercial use in the area and is also behind a building that houses Frontier servers.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** This area has been vacant and adding storage units would be a good buffer between the Verizon tower, light manufacturing and residential.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The surrounding residential area has concerns about commercial entering the area. Staff believes having the 100ft buffer will help with their concerns.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes that this type of use has a history of success.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property in question is well suited for the proposed project and will meet the development needs.

Recommendation:

Staff recommends **APPROVAL** of zoning to General Commercial (CG) zoning district and a Comprehensive Plan amendment to Commercial with 100ft buffer over their drainage area that stays residential.

Attachments:

Aerial Map
Notification Map
Zoning Map
Vision Plan Map
Concept Plan
Zoning Map with 100ft buffer marked.



Aerial Map
Z24-02 - Concho Dev. Rezoning

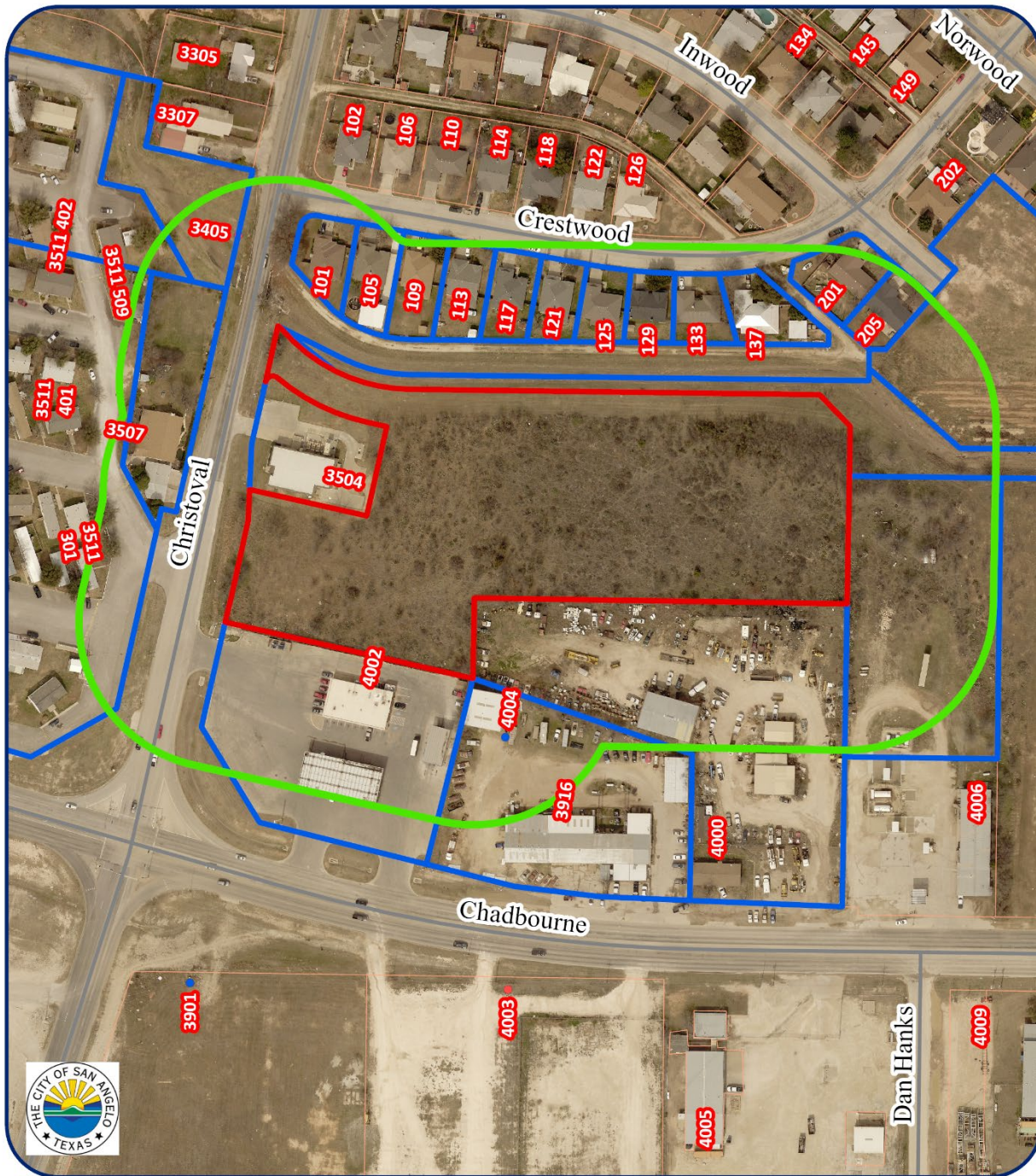
Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

Scale: 0 0.01 0.03 0.05 0.08 0.1
Miles

Subject Properties:





200' Notification Map Z24-02 - Concho Dev. Rezoning

Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

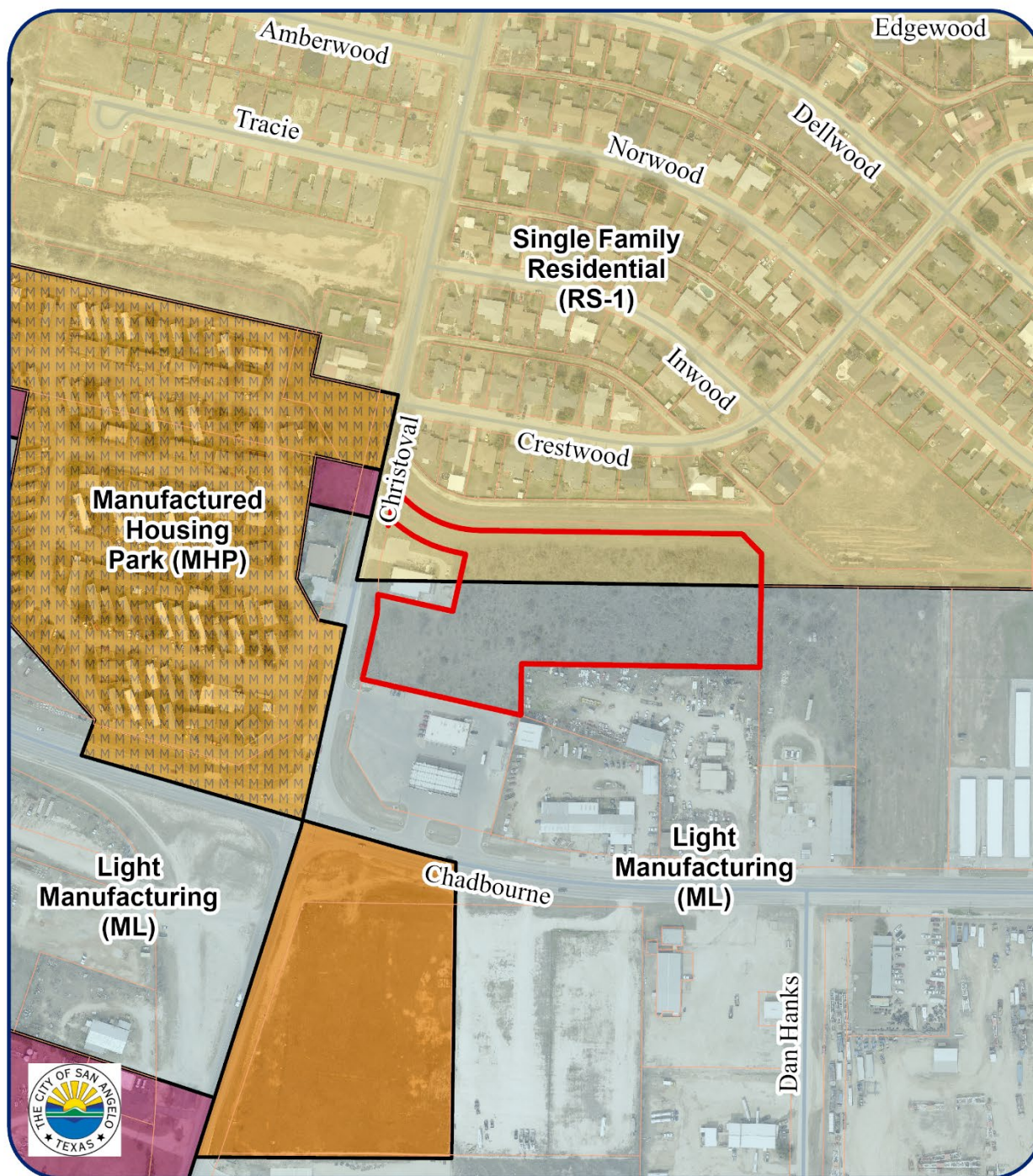
Scale: 0.00 0.01 0.03 0.04 0.06
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





Zoning Map Z24-02 - Concho Dev. Rezoning

Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

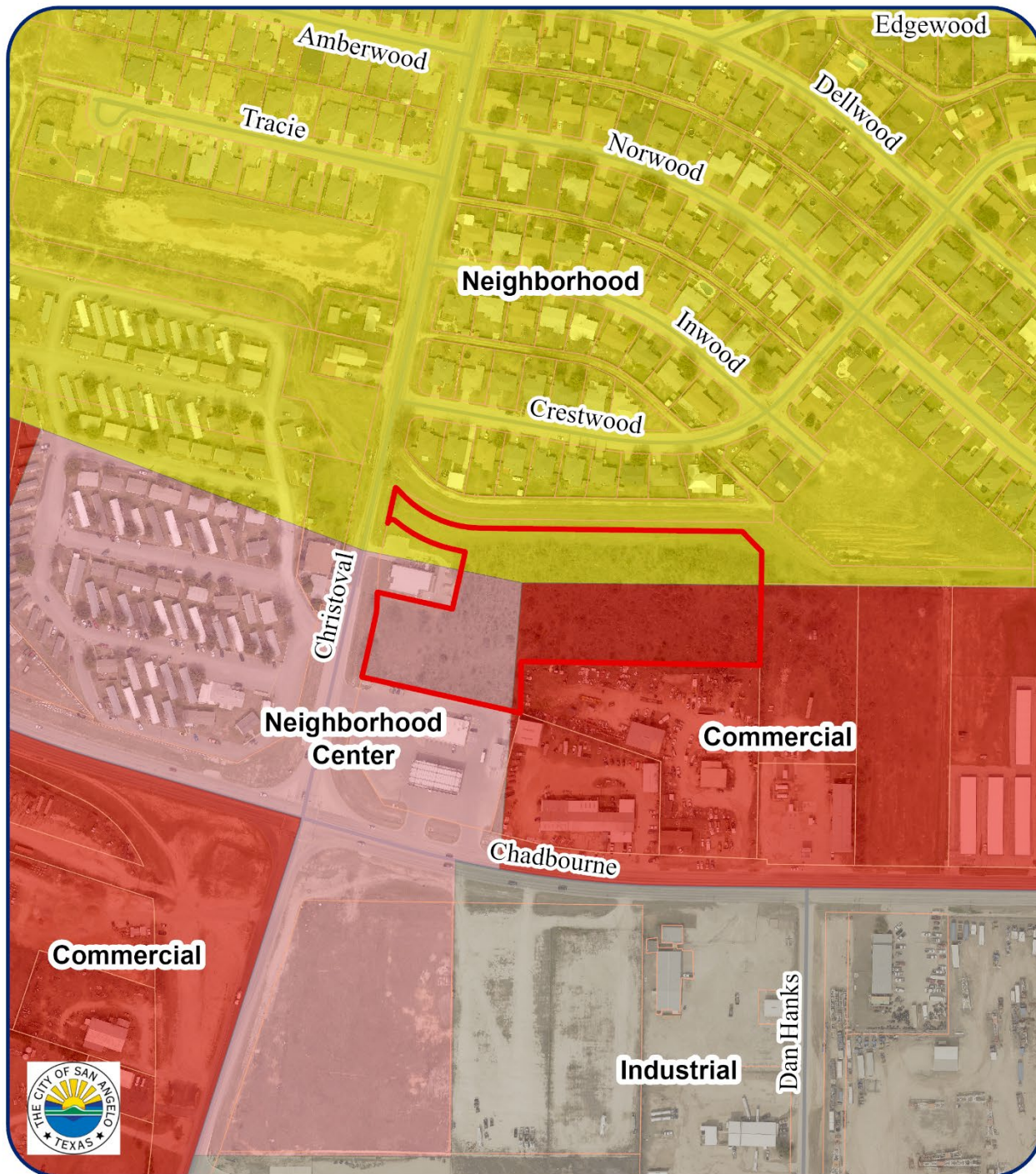
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Miles

Subject Properties:



N





Vision Map Z24-02 - Concho Dev. Rezoning

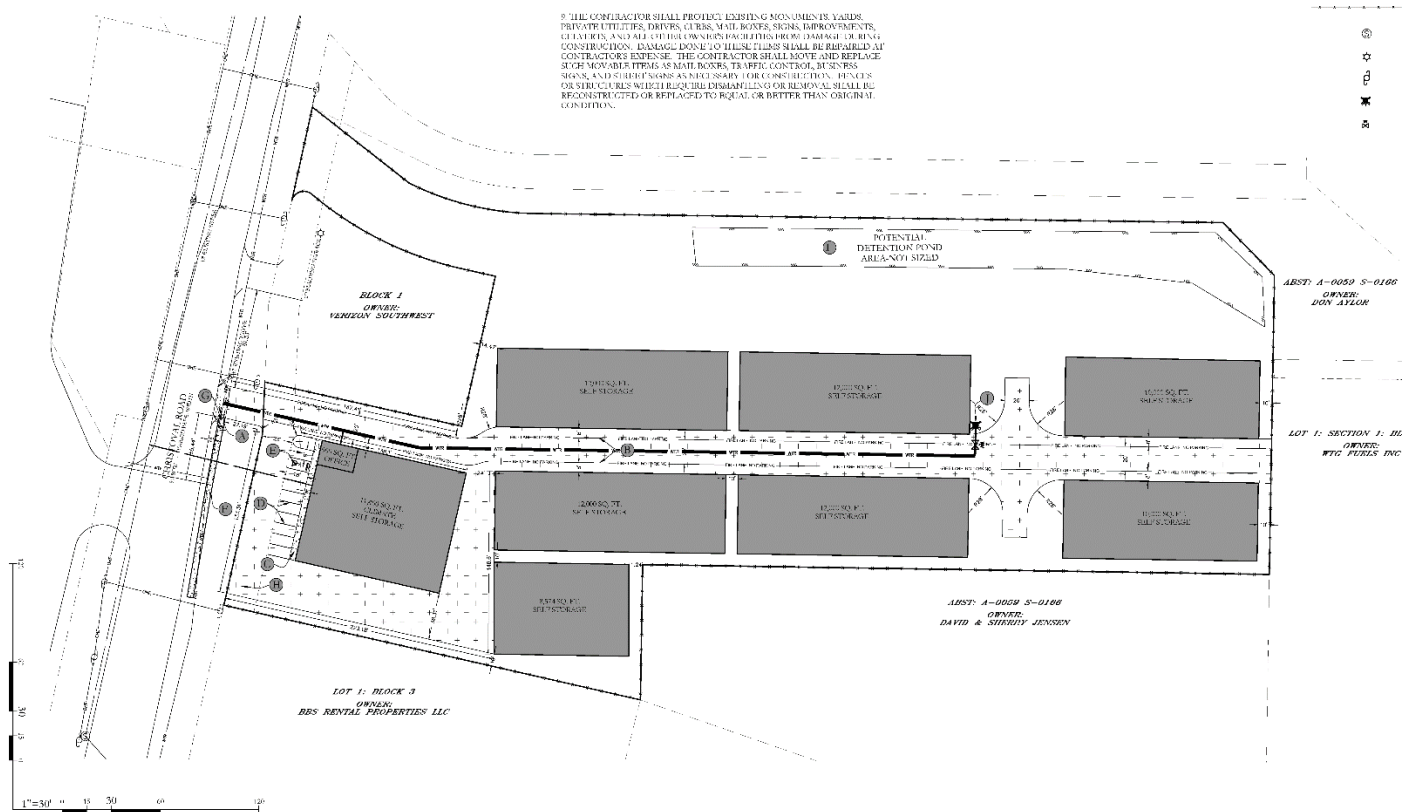
Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

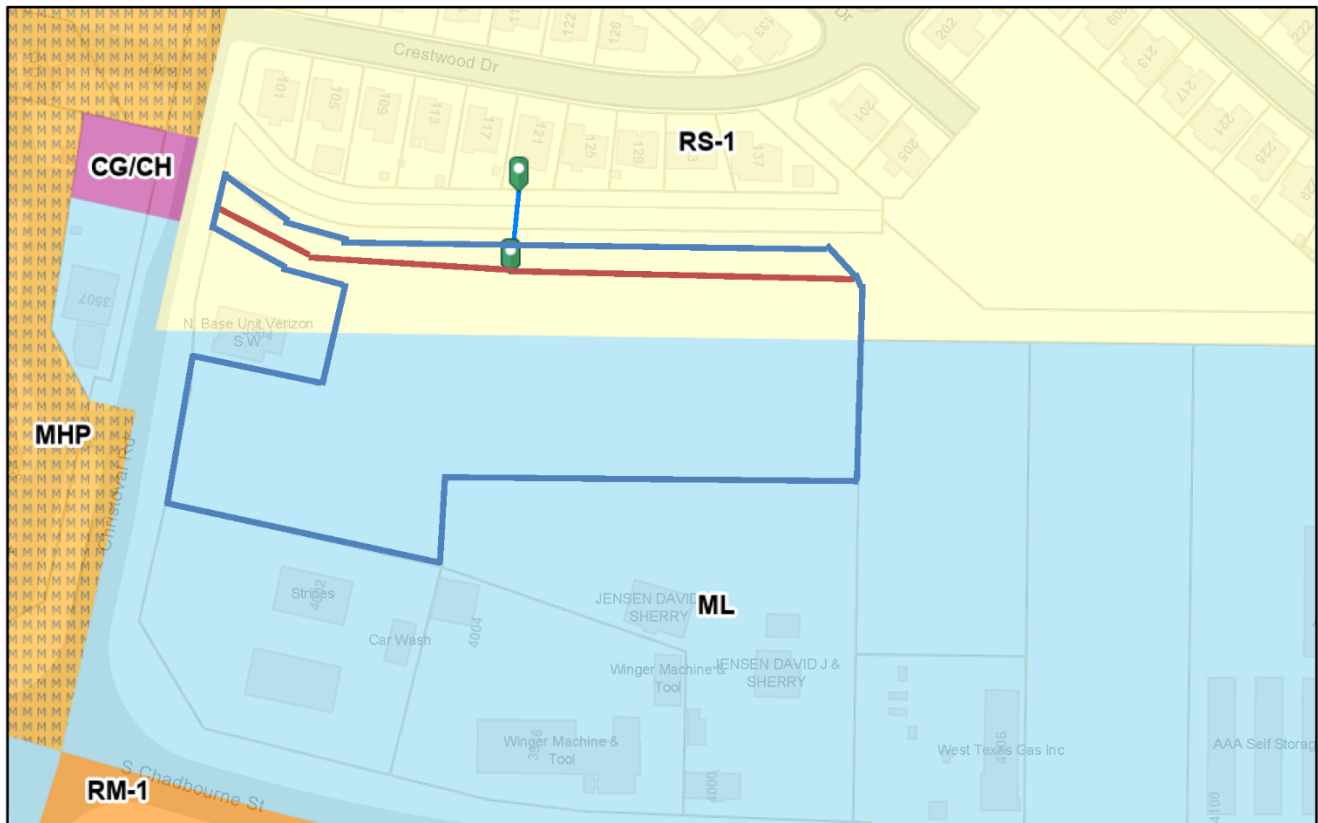
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Miles

Subject Properties:





ArcGIS Web Map



5/9/2024, 9:14:50 AM

Zoning Districts

RS-1 Single-Family Residence	ML Light Manufacturing
RM-1 Low Rise Multi-Family Residence	CG/CH
	MHP Manufactured Housing Park

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

COSA GIS Division

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

STAFF REPORT
PLANNING COMMISSION – May 20, 2024
City Council First Reading – June 4, 2024
City Council Second Reading – June 18, 2024

APPLICATION TYPE:		CASE:	
Rezoning & Comprehensive Plan Amendment		Z24-04 – 7 E 27 th St CP24-03 – 7 E 27 th & 9 E 27 th	
SYNOPSIS:			
The applicant is requesting a zone change for a 15-foot-wide portion of General/Heavy Commercial (CG/CH) zoning that runs along the property's west side to be Single-Family Residential (RS-1). The applicant intends to build a residence on this lot. The Comprehensive Plan envisions this lot to be "Commercial", so an amendment to "Neighborhood" is needed. The neighboring property to the east, currently a residence, is included in the Comprehensive Plan amendment.			
LOCATION:		LEGAL DESCRIPTION:	
East of N. Chadbourne along E. 27 th St.		Z24-04 & CP24-03: Acres: 0.198, Lot: 3 SEC 2, Blk: 3, Subd: REDMAN O ADDITION CP24-03: Acres: 0.188, Abst: A-0112 S-0318, Survey: F E CRAMER, 0.1720 ACRE	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	CG/CH	Commercial	Z24-04: .198 acres CP24-03: .386 acres
THOROUGHFARE PLAN:			
East 27th Street: Local Road			
NOTIFICATIONS			
14 notices were mailed out. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from General/Heavy Commercial (CG/CH) to Single-Family Residential (RS-1), and APPROVAL of the Comprehensive Plan Amendment from Commercial to Neighborhood.			
PROPERTY OWNER/PETITIONER:			
Owner: Clark Wilson			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Information:

This rezoning only encompasses a 15-foot-wide portion of what is currently a vacant lot. This lot is about 180 feet removed from North Chadbourne and marks the beginning of a large area of residential zoning. There are a few other existing residences in the immediate area. A Comprehensive Plan amendment is proposed to change this lot to “Neighborhood”, as well as the lot to its east as to connect it to the existing “Neighborhood.”

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*
A Comprehensive Plan amendment is proposed as to ensure the compatibility of this request. This amendment will also help to align the preexisting residential zoning with the Comprehensive Plan by envisioning it as “Neighborhood.”
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*
This lot will meet all requirements for Single-Family Residential (RS-1) zoning.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*
This rezoning is compatible with the surrounding area as much of the immediate vicinity is pre-existing residential and is zoned as such.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
This lot is currently vacant but has 15-feet of commercial zoning encroaching into it. The applicant wishes to develop the land for a residence, and this request simply looks to clean up the zoning and make the lot developable.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*
Staff does not anticipate any adverse environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
This request comes out of the City’s Infill Area and there has been a demonstrated community need for housing.

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 request essentially cleans up the zoning remainder and will result in a usable lot, thereby promoting logical development.

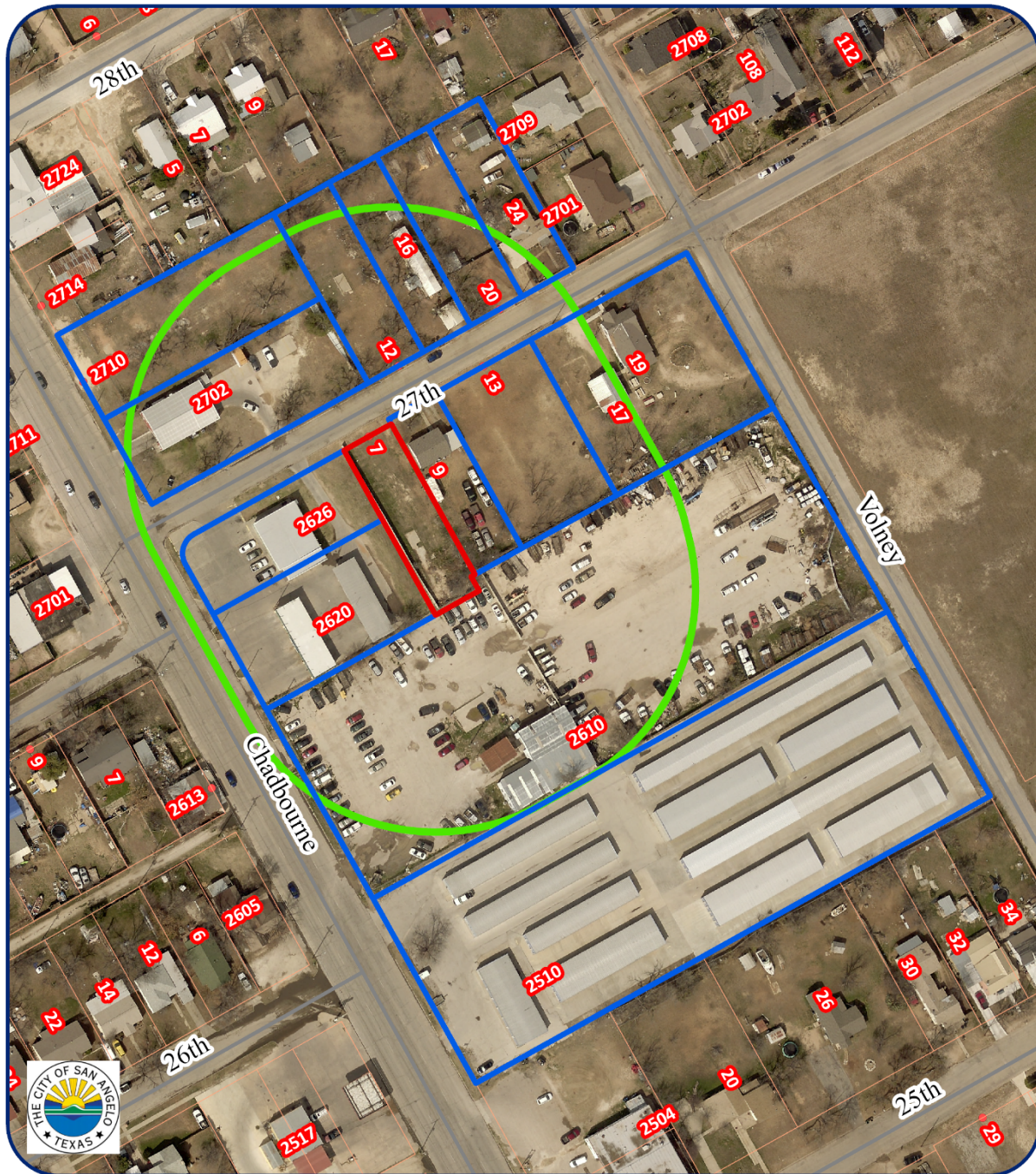
Recommendation:

Staff recommends **APPROVAL** of the rezoning from General/Heavy Commercial (CG/CH) to Single-Family Residential (RS-1), and **APPROVAL** of the Comprehensive Plan Amendment from Commercial to Neighborhood.

Attachments:

Notification Map
Aerial Map
Zoning Map

Notification Map



200' Notification Map Z24-03 7 E 27th

Council District: #4 Lucy Gonzales
 Neighborhood: Reagan

Scale: 0.0 0.01 0.02 0.03 0.04
 Miles

Subject Property: —

200' Buffer: —

Notified Properties: —



Aerial Map



Aerial Map

Z24-03 7 E 27th

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 00.00 0.01 0.02 0.03 0.04
Miles

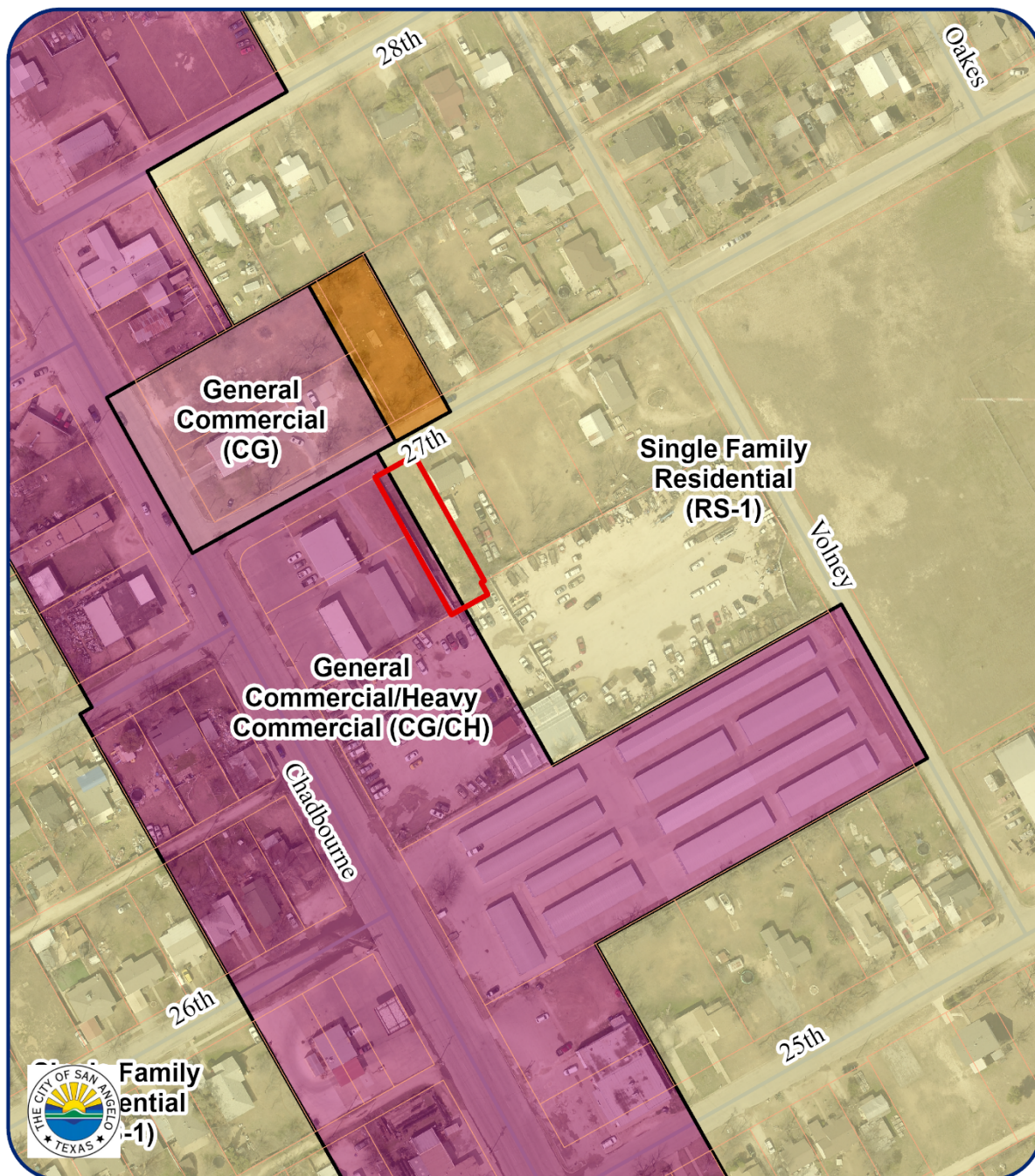
Subject Property:



N



Zoning Map



Zoning Map

Z24-03 7 E 27th

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 00.00 0.01 0.02 0.03 0.04

Miles

Subject Property:



N



MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

From: Austin Reed
Planner, City of San Angelo

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

Background: CU24-08 - A request for a Conditional Use for a short-term rental located at 1601 Kansas Avenue

This property previously received approval for a short-term rental Conditional Use in February of 2023. However, it expired and, as such, is being treated as a new request. Additionally, they only recently obtained their Certificate of Occupancy. The operator claims that the property has never operated as an STR. There is no recent record of complaints, police calls, or code violations.

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

The opposition, which comes from another rental owner, says STR's are "not suitable."

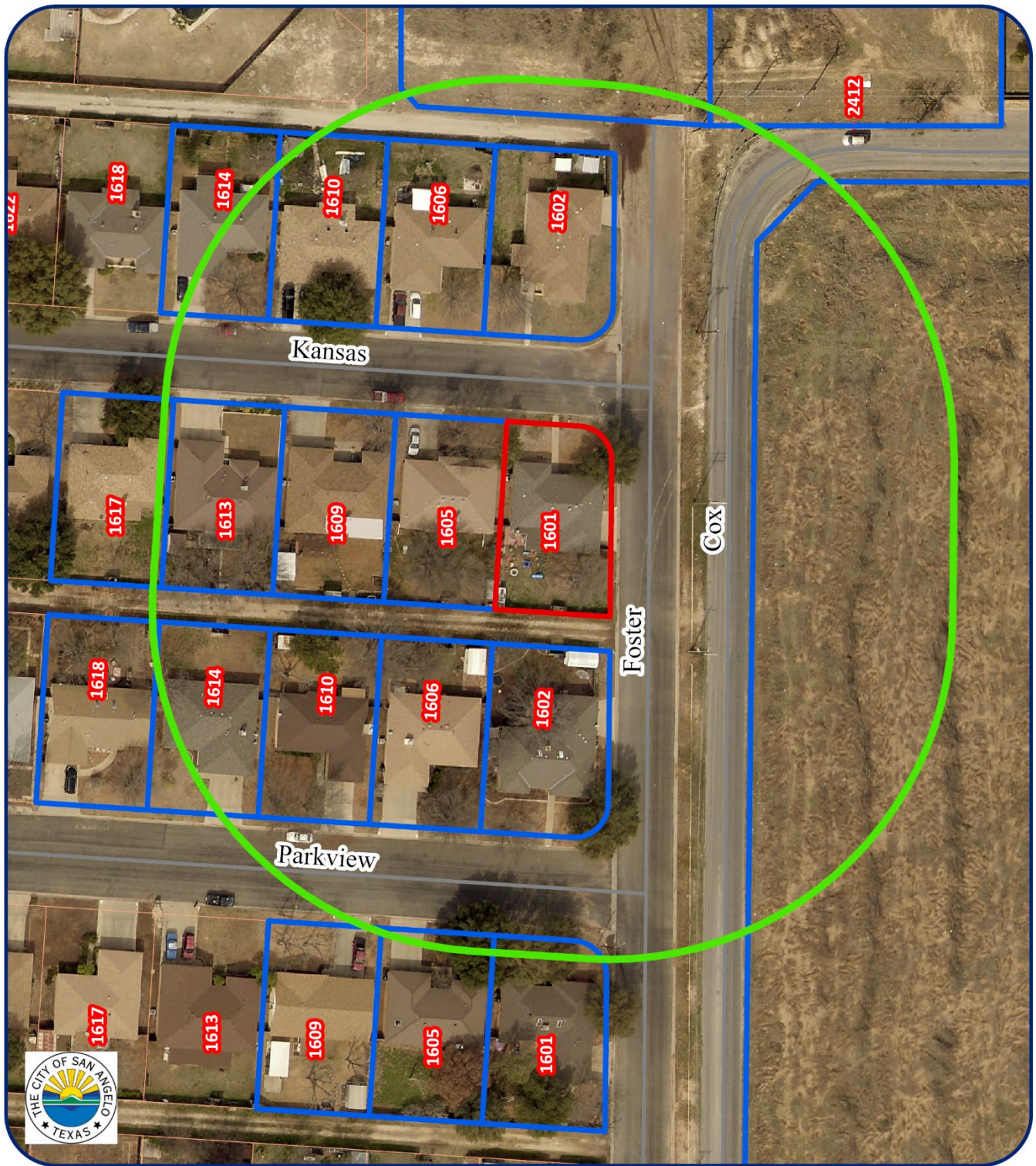
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 1601 Kansas Ave 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

Front of house





200' Notification Map CU24-08 1601 Kansas Ave.

Council District: #1 Tommy Hiebert

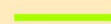
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.02 0.03 Miles

Subject Properties:



200' Buffer:



Notified Properties:



N





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

COX PROPERTY DEVELOPMENT LLC
424 S CHADBOURNE ST
SAN ANGELO, TX 76903-6926

NOTICE OF PUBLIC HEARING

RE: CU24-08

04/29/2024

WHEN: Monday, May 20, 2024, at 9:00 AM

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

CONCERNING: A request for a Conditional Use in the Single-Family Residential (RS-1) zoning district located at 1601 Kansas Avenue, San Angelo, Texas.

REASON: To establish and operate a short-term rental.

OPERATOR: Rachel Ramirez / (325) 812-4042 / rachel@suretytitleco.com

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

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid green boundary line around the subject area is only a notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

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

For the PLANNING COMMISSION

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

CASE #: CU24-08

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: COX PROPERTY DEVELOPMENT LLC

Address: 2221 COX LANE

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:

Cox Property Development, LLC



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

PHILLIPS SCOTT & DEBBIE
1510 BARBARA AVE
SAN ANGELO, TX 76904-9012

NOTICE OF PUBLIC HEARING

RE: CU24-08

04/29/2024

WHEN: Monday, May 20, 2024, at 9:00 AM

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

CONCERNING: A request for a Conditional Use in the Single-Family Residential (RS-1) zoning district located at 1601 Kansas Avenue, San Angelo, Texas.

REASON: To establish and operate a short-term rental.

OPERATOR: Rachel Ramirez / (325) 812-4042 / rachel@suretytitleco.com

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

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For the PLANNING COMMISSION

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

CASE #: CU24-08

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: PHILLIPS SCOTT & DEBBIE

Address: 1602 KANSAS AVENUE

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

We own rentals in this
neighborhood. Short term
rentals not suitable!

Signature: 

MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

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

Background: CU24-09 - A request for a Conditional Use for a short-term rental located at 2650 University Ave. This property is located in a large residential area but about half a mile from San Angelo Stadium and Angelo State University.

Notification: 23 Notifications sent. Received 5 in opposition and 1 in favor.

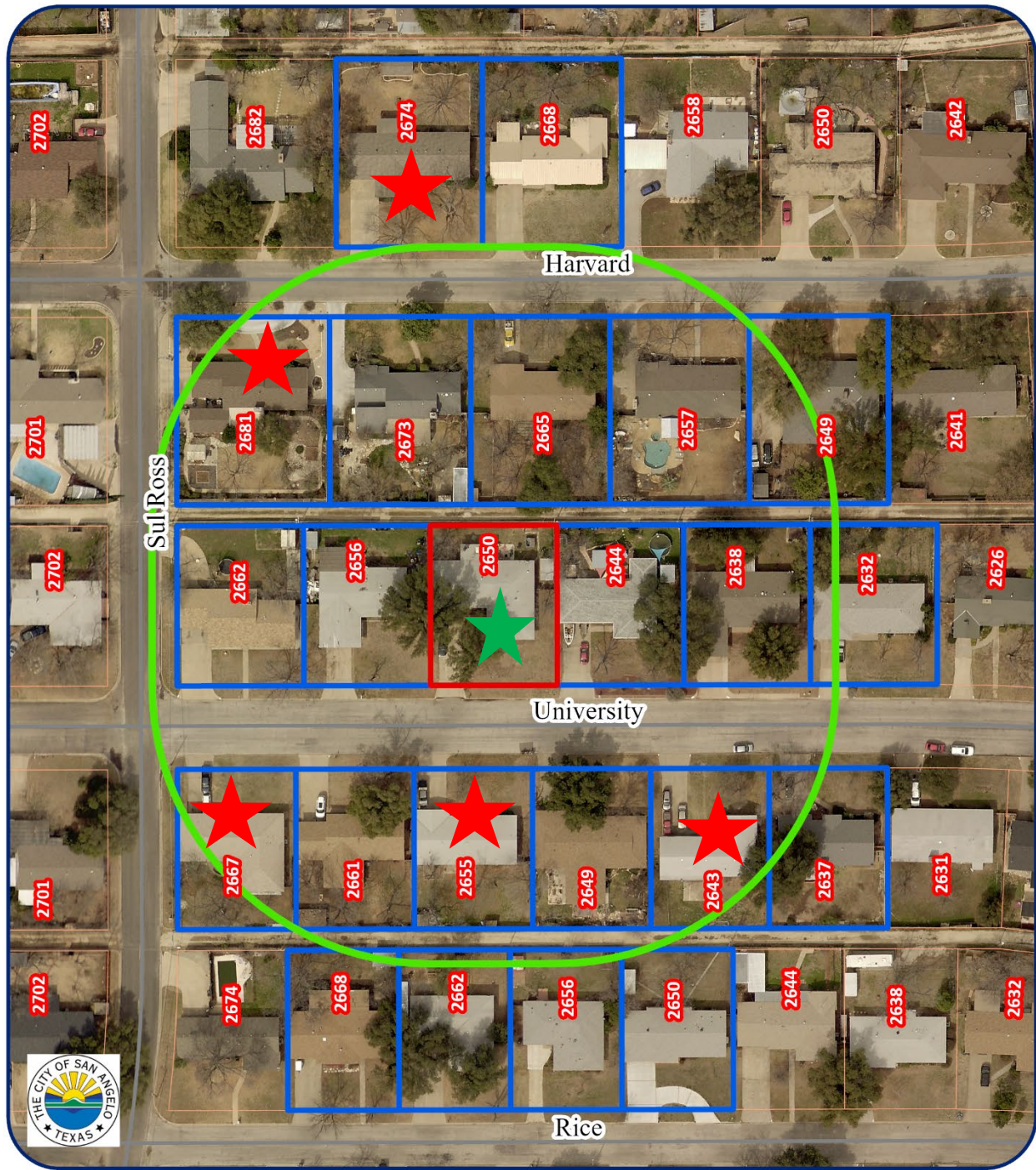
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 2650 University Ave 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 CU24-09 2650 University Ave.

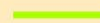
Council District: #5 Karen Hesse Smith
Neighborhood: ASU- College Hills

Scale: 0 0.01 0.02 0.03 0.04
Miles

Subject Properties:



200' Buffer:



Notified Properties:



N



MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

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

Request: Approval of a Conditional Use for a short-term rental within District 5, Karen Hesse Smith, RS-3 zoning area.

Background: CU24-10 - A request for a Conditional Use for a short-term rental located at 2422 Lindenwood Drive, Viista del Arroyo Neighborhood.

Notification: 17 Notifications sent. Received 2 in opposition and 0 in favor.

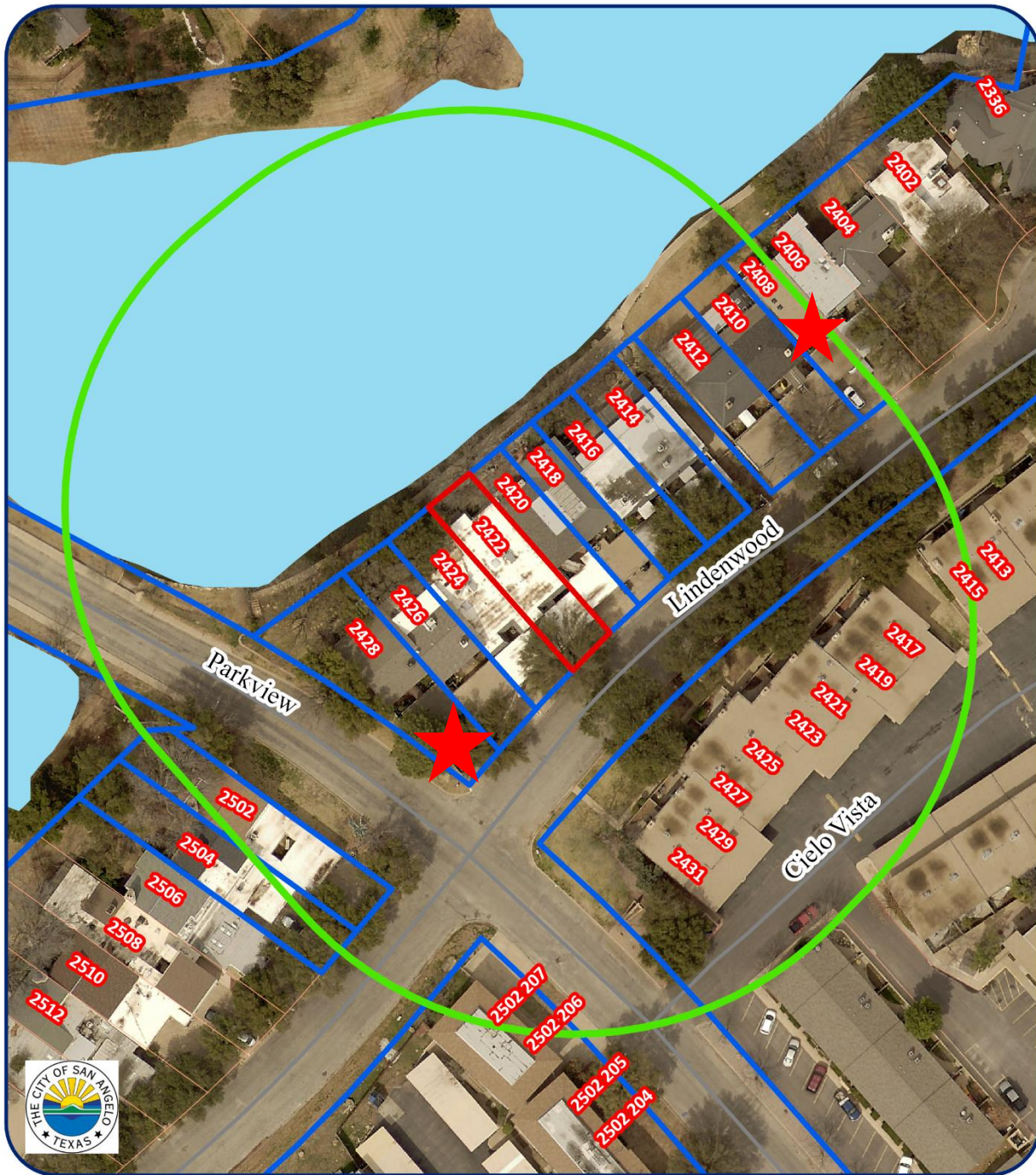
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 2422 Lindenwood Drive 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 CU24-10 2422 Lindenwood Dr.

Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Scale: 0 0.01 0.01 0.02 0.03
Miles

Subject Properties:



200' Buffer:



Notified Properties:



N



In response to your Notice of Public Hearing on the issue of Short Term Rentals in a zoned single family residence community My wife and I would like to offer the following comments

At this time there is an active HOA which governs this townhome. The person purchasing this unit must be aware of the covenants contained therein.

The Townhouses are single family dwellings (RS-1) Surely the new owner understood the standing zoning and chose to ignore it in hopes of using the property for other than it is now intended. It is not our desire to have a Air B&B aka short term rental in our neighborhood.

The unit directly next to the intended short term rental is owned by an elderly lady with significant health problems and as such does not need the disturbance of "short term tenants" .

Since the owner, Ms. Jacobs, is a real estate agent her investment in our community was obviously made due to the type of well kept and quiet neighborhood that we do not wish to have turned into a vacation destination.

There are liability issues with these properties that other neighborhoods may not face. A pool area which by our HOA by laws prohibit renters from using. The lake which is an attractive nuisance by law and is posted to prohibit anyone other than "owners" to use. Maintenance of the lake property, is a costly issue of our HOA and without the dues paid cannot be maintained.

Short term rental was never intended for these units for those liability issues. As homeowners we would have no say so of who was occupying

her property or protection for lawsuits brought by Ms. Jacobs' tenants in the case of accidental drowning or injury in either the pool or lake.

There are other issues such as occupancy restrictions, parking allotment and increased traffic which is now an issue with the tenants of the apartments across from our homes. We also have concerns regarding security and background checks . If deposits are required as is the case for short term rentals, how would damages to common areas be recovered? This is a neighborhood of families with a vested financial interest in their homes, not income properties.

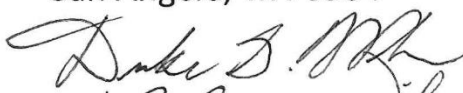
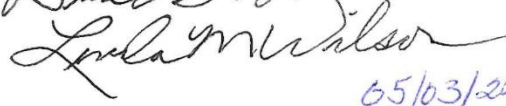
We strongly object to this rezoning of what remains a small enclave of single family homes in a very desirable lake front setting. Be assured if this zoning change is granted we as members of the HOA will have no choice but to fight this in whatever venue is necessary to protect our property values.

Very Truly Yours,

Duke G and Linda M. Wilson

2428 Lindenwood Dr

San Angelo, Tx 76904



05/03/2014

MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

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

Request: Approval of a Conditional Use for a short-term rental within District 2, R&E zoning area.

Background: CU24-11 - A request for Conditional Use for a short-term rental located at 417 W 49th. Has received a previous conditional use in 2021. Property owners did not understand they needed to renew until notice from the City, they are current on all Hotel Occupancy Taxes.

Notification: 16 Notifications sent. Received 0 in opposition and 2 in favor.

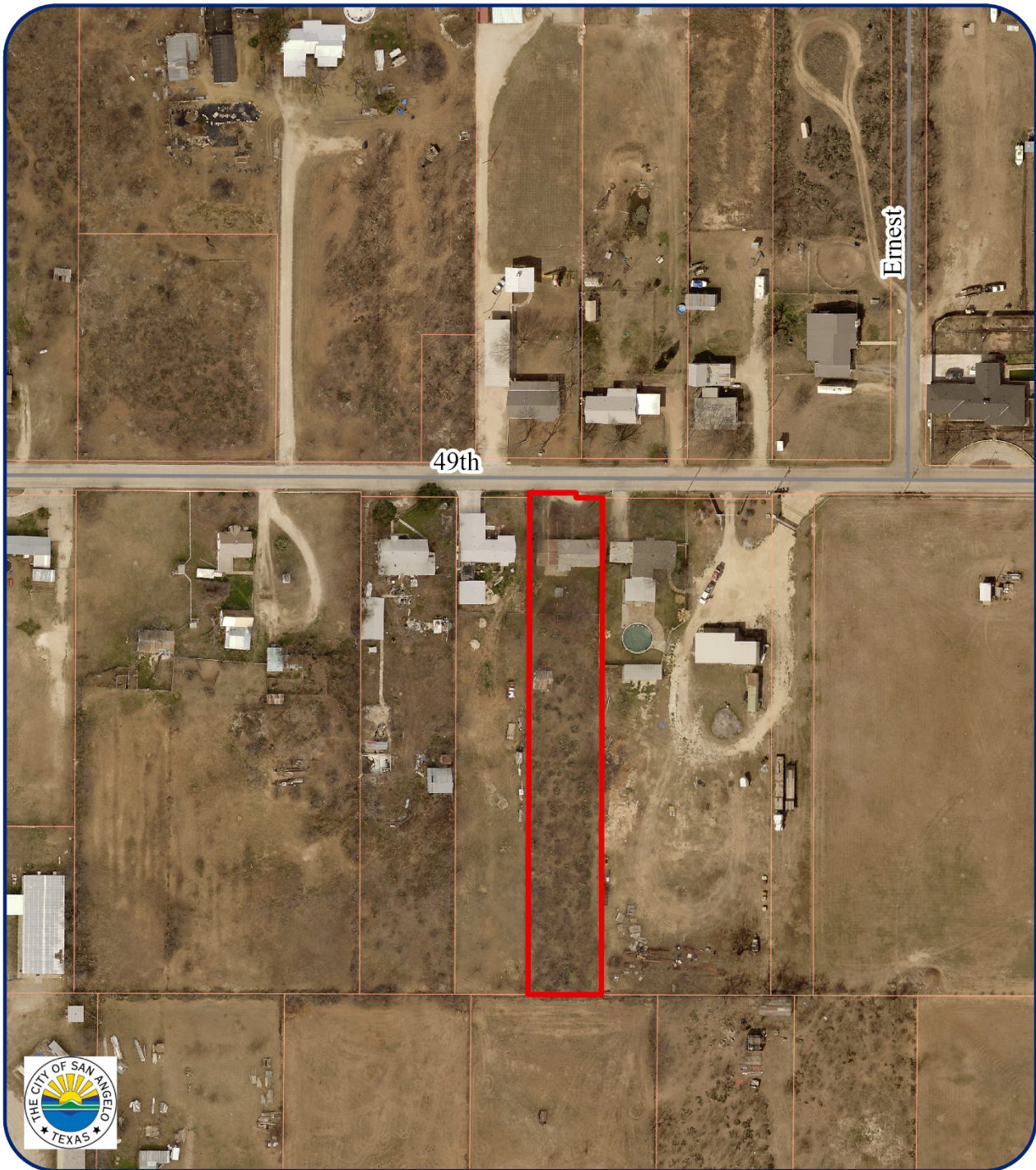
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 1009 Rio Grande St with **three conditions of approval**.

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

Front of house





Aerial Map

CU24-11 417 W 49th St

Council District: #2 Tom Thompson

Neighborhood: Riverside

Scale: 00.00 0.01 0.02 0.03 0.04
Miles

Subject Properties:



Responses

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

CASE #: CU24-11

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: HARRIS GILBERT STANLEY
Address: 4907 ERNEST

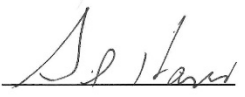
Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

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

CASE #: CU24-11

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: NETZ CHARLES E
Address: 423 W 49TH ST

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

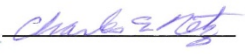
Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

This property is kept immaculate and have never experienced any problems with it.

Signature: 

MEMO



Meeting

Date: May 20, 2024

To: Planning Commission

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

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

Background: CU24-12 - A request for a Conditional Use for a short-term rental located at 1009 Rio Grande St. Has received three conditional uses beginning in 2018, 2020, and then again in 2021. It appears the property changed hands in 2022 and possibly operated in 2023 as there was \$1040.76 paid in Hotel Occupancy Tax.

Notification: 16 Notifications sent. Received 0 in opposition and 2 in favor.

Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 1009 Rio Grande St with **three conditions of approval**.

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

Front of house





Aerial Map

CU2

Council District #14

Neighborhood #14

Scale: 0 100 200 300 400 500

Responses

For the PLANNING COMMISSION

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

CASE #: CU24-12

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: MCCLURE SHAE & BIANCA
Address: 204 N WASHINGTON

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:

I live across the street from this house. The owners do an excellent job caring for it.

Signature: _____

CASE #: CU23-12 - Renewal

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: OGDEN NAZARIA M
Address: 2229 SAN ANTONIO

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

Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: _____

For the PLANNING COMMISSION

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

CASE #: CU24-12

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: FUENTES JOHN ROSENDO & ELIZABETH A
Address: 922 PECOS

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: 