



Planning Commission
6/17/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on June 17, 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 April 15, 2024.
- B. **RP24-06 First Replat in Block E, Sunnyside Addition (SMD#3):** A request for the first replat in Block E of Sunnyside Addition to re-orient and create three residential lots out of two located at the north corner of Deaton and Texas Ave.
- C. **RP24-07 Third Replat of Lot 4C and Lot 9D, Red Arroyo Hills Addition, Section Five, Block 2 (SMD#6):** A request for replat of Lot 4F, Third Replat of Lot 4C and Lot 9D, Red Arroyo Hills Addition, Section Five, Block 2 located at approximately 2521 Southwest BLVD

III. Regular Agenda

A. Subdivision Plats

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

- 1. **FP24-12 Reyes Addition Section 2 (ETJ):** A request to resubdivide a property at the intersection of Grape Creek Rd and Nutmeg - private road being 3.5 acres to the Reyes Addition Section Two. A 10' variance for Right of Way and a 10' variance of Paving Width have been requested for this property located in the extraterritorial jurisdiction area.
- 2. **FP24-13 Los Lomas Addition:** A request to final plat one lot with a size of 1.00 acres located at 7698 South Country Club Road in Ranch & Estate (R&E) zoning for the development of a single-family home.

B. Rezonings and Comprehensive Plan Amendments

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

- 1. **PD24-02 Concho Development Rezoning (SMD#1):** This item was tabled on May 20, 2024 meeting: A request for approval of a zone change from (ML) Light Manufacturing and (RS-

1) Single-family Residential to (PD) Planned Development with a base zoning of (CG) General Commercial to allow a self-storage facility located at preliminary address 3510 Christoval Rd.

C. Conditional Uses

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

1. **CU24-15 802 Baker St (SMD#3):** A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) district.
2. **CU24-17 5945 Tarin St (SMD#1):** A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) district.
3. **CU24-18 607 Childress St (SMD#2):** A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) district.
4. **CU24-19 4041 Townview Ln (SMD#2):** A request for a Conditional Use to allow a short-term rental in a Ranch & Estate (R&E) district.

D. Discussion items and direction requests

1. Discussion of Cultural District Expansion
2. Bentwood Annexation

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, July 15, 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 13th day of June 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, April 15, 2024, 9:00 A.M.

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

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

I. Call to Order

Chair Stribling called the meeting to order at 9:02 am and recognized a quorum of 5.

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.

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

*Commissioner Davis moved to **approve** consent agenda item A, seconded by Commissioner Pool. This motion carried 5-0.*

Quorum of 6 was established when Commissioner Self entered the meeting after the Consent Agenda vote.

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 Residential (RS-1) zoning districts located at approximately 3510 Christoval Rd.

Planner Lineberry presented this request to the Commission, which is a final plat with a variance request for paving width and curb/gutter. Staff recommended approval of the plat and variances with six conditions.

Chair Stribling asks for clarification on the zoning as it is light manufacturing and single-family residential.

The Chair opened public comment.

Blake Wilde with Wilde Engineering stepped forward as the applicant. Mr. Wilde requested the plat and variance be approved as presented.

Commissioner Aguirre asks if TXDOT has reached out to discuss the road improvements with the applicant and if it would affect the project. Mr. Wilde explained that they have not but that TXDOT does not own this part of Christoval. Mr. Vannoy, Director of Planning and Development Services explained where TXDOT ends and the city ownership begins. Also, explained the city improvement plan that includes this area.

Chair Stribling was concerned about a buffer between the residential and light manufacturing. Commission Davis mentioned the drainage area that is on the north part of the property. Mr. Wilde confirmed that there is an alleyway and a drainage easement that would have about an 80ft buffer.

The Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request with the variance. Commissioner Self seconded this motion, which then was carried 6-0.*

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.

Planner Lineberry clarified that the paving width was actually 20' instead of the 30' in the agenda description and presented this request to the Commission, which is a final plat with a paving width variance. Staff recommended approval of the plat and variances with six conditions.

The Chair opened public comment.

Blake Wilde with Wilde Engineering stepped forward as the applicant. Mr. Wilde requested the plat and variance be approved as presented. Mr. Wilde clarified that he believes the plat is correct and if staff needed it zoomed out more to show the curve of the road, he could provide that updated drawing.

Commissioner Davis clarified that the current owner is on Lot 1 the north lot. Mr. Wilde confirmed that is correct.

Chair Stribling would like more information about accepting a 20' paving width. Kevin Pate, City Engineer stepped forward to explain why city staff was ok with 20' of paving width rather than the 26' required minimum. Mr. Pate verified with the fire marshal office that 20' of paving width is their minimum

requirement for fire apparatus access.

Commissioner Davis asked if staff is ok with Mr. Wilde's suggestion of just zooming out a little to show the curve of the street. Mr. Vannoy responded that it is in the ordinance that the nearest intersection or the length of the property line to the nearest street be shown and would not be a resubmit, just needed when submitted for signatures.

The Chair closed public comment.

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

3. FP24-11 The Enclave at Twin Oaks 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.

Commission Davis recused herself from this case.

Planner Reed presented this request to the Commission, which is a final plat. Staff recommended approval of the plat with five conditions.

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

*Commissioner Self gave a motion to **approve** the request as presented. Commissioner Miller seconded this motion, which then was carried 5-0.*

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 and a request for variance on Marie Street for no curb and gutter.

Planner Reed presented this request to the Commission, which is a final plat that had two paving width variances approved administratively but another variance request not eligible for administrative approval for no curb and gutter. Staff recommended approval of the plat and the variance with two conditions.

Chair Stribling verified the variance request was only for Marie St and not Beacon St. Planner Reed answered that Beacon St already has curb and gutter. Mr. Vannoy clarified that these two lots were already built out with duplexes. There is no improvements planned, it is just to remove the lot lines in the middle of the duplexes. So staff is supportive of the variance to allow no curb and gutter on Marie St.

The Chair opened public comment.

Blake Wilde with Wilde Engineering stepped forward as the applicant. Mr. Wilde requested the plat and variance be approved as presented. Mr. Wilde mentioned this is mostly a cleanup as mortgage companies prefer not to have a lot line in the middle of a building.

The Chair closed public comment.

*Commissioner Miller gave a motion to **approve** the request as presented. Commissioner Davis seconded*

this motion, which then was carried 6-0.

B. Rezoning 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.

Planner Reed presented this request to the Commission, which is a rezoning to a PD to allow RM-1 base zoning instead of RS-1 for a transitional housing facility for women. One in favor and zero in opposition were received. Staff recommended approval with four conditions.

Chair Stribling asked if Staff knew when the improvements were originally constructed. Planner Reed was not sure but knew there was a fire and that it passed through several people. Staff is aware that it was a nursing home at one time and then was operating illegally as a halfway house.

The Chair opened public comment.

Selina Dingus, a neighbor stepped up to the podium. Ms. Dingus is worried about transitional use as they have had a problem with drugs and squatters in the past. She has requested more information about their safety as they live across the street.

Eluna Castro, a neighbor stepped up to the podium with similar concerns about their safety and the previous issues with drugs and squatters.

Maria Mejia, Executive Director of Concho Valley Turning Point and is also the applicant stepped forward. Ms. Mejia acknowledged the concerns of the neighbors and explained their use for the building. They are not the current owners but are renting it on a trial basis. If the trial goes well, they are going to purchase the building. Chair Stribling asked for information on the area of the building that had the fire. Ms. Mejia said for the time being they are not utilizing that area but if the area they are utilizing works, they will renovate that area and begin to use it. The area they would like to use has 5 bedrooms and would hold 9 women. Commissioner Aguirre asked if there would be staff on property 24/7. Ms. Mejia responded there was not as it is actual living facilities and not a halfway house.

Jane Cocuzzi, the owner stepped forward. Mrs. Cocuzzi discussed when they purchased the property, the renovations, the hardship with previous renters. She explained the DEA was there from a previous renter.

Ms. Dingus approached the podium again and asked what would be allowed to use the property if the lease ends and the trial does not work. Commission Aguirre asked Staff if there was a specific type of condition that can be added to terminate this if the trial does not work. Mr. Vannoy responded there would be a few inspections required but that a Planned Development would have restrictions on any type of use in this building. Commissioner Self verified that the Planned Development is multi-family living for a transitional home for women. He continued that if the trial does not work out, it would still only be allowed as a transitional home for women. Mr. Vannoy confirmed this.

The Chair closed public comment.

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

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.

Principal Planner Bailey presented this request to the Commission, which is to expand the CBD zoning district. Staff recommended approval of this expansion.

A discussion was had with Commissioners and Principal Planner Bailey that concerned current uses of properties and CBD zoning requirements.

The Chair opened public comment.

Linda Landers, small business owner, stepped forward. Ms. Landers concerns are for the single homeowners and how this impacts them. Chair Stribling explained what CBD zoning allows that helped address Ms. Landers concerns.

Quorum was still held at 5 as Commissioner Miller had to leave.

Liz Landers, small business owner, stepped forward with similar concerns.

Jamal Schumer, single member district two stepped forward. Mr. Schumer asked if a short-term rental is operating in the expansion, would it still be required to have two off-street parking in CBD zoning. Chair Stribling responded that it is not required.

Monica Ramos, Director of Downtown San Angelo stepped forward. Ms. Ramos explained that this area was planned to be San Angelo's Main Street District and is beneficial to residential and small businesses in the area.

The Chair closed public comment.

Chair Stribling asked Staff if there was anything needed from Planning Commission for this item. Mr. Vannoy responded that yes, a motion with a recommendation of approval or denial is needed for the presentation at City Council for this item. Chair Stribling recommends that some type of table or chart showing what is allowed in CBD zoning should be included or discussed at the City Council presentation for a better understanding of the impact.

*Commissioner Self gave a motion to **approve** the request as presented. Commissioner Pool seconded this motion, which then was carried 5-0.*

C. Conditional Uses

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

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

Kenwood Drive.

Principal Planner Bailey presented this request to the Commission, which is a new short-term rental at this location. The case did receive approval for a variance from ZBA for less than 500ft between another short-term rental. One in favor and one in opposition were received. Staff recommended approval with three conditions.

The Chair opened public comment.

Katrina Pfluger, a neighbor stepped forward. Ms. Pfluger's concern is on parking.

Doug Robinson, the owner stepped forward. Mr. Robinson would like a better explanation on what the parking requirements are. Principal Planner Bailey explained the one driveway off Avenue L is in the public right-away.

The Chair closed public comment.

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

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 and closed public comment after none was raised.

V. Planning Director's Report

Director Vannoy reminded Commissioners that the joint meeting with City Council was tomorrow, April 16, 2024 at 8:30am for the first reading of the short-term rental amended ordinance. Staff was thanked for all their hard work concerning the short-term rental amendment and the CBD expansion. Planning Staff is also holding a strategic planning workshop at the end of April.

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 **May 20, 2024** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Davis moved to adjourn, seconded by Commissioner Self, passes 5-0. The meeting adjourned at 10:36 am.

Travis Stribling, Chairman

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PLANNING COMMISSION – April 15, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat		RP24-06: First Replat in Block E, Sunnyside Addition	
SYNOPSIS:			
A request for the first replat in Block E of Sunnyside Addition to re-orient and create three residential lots out of two in RS-1 zoning.			
LOCATION:		LEGAL DESCRIPTION:	
At the north corner of the intersection of Deaton and Texas Avenue.		Lot: 11 & 12, Blk: E, Subd: SUNNYSIDE ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Rio Vista	RS-1	Neighborhood	0.436 acres
THOROUGHFARE PLAN:			
Deaton St – Local Road – Current paving width of 35 feet Texas Ave – Local Road – Current paving width of 35 feet			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the First Replat in Block E, Sunnyside Addition with one (1) condition of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Full Circle Properties 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 replat is creating and reorienting two existing residential lots into three lots that appear to front on Deaton Street. There are no variance requests, both roads are adequate, and the zoning/comprehensive plan are appropriate for the proposition. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: Staff recommends **APPROVAL** of the First Replat in Block E, Sunnyside Addition, subject to one (1) condition of approval and one (1) note:

Conditions:

1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision. [Subdivision Ordinance, Chapter 7]

Note:

1. A demolition permit will be needed if the existing structures on lot 11A are to be demolished.

Attachments:

Aerial Map
Zoning Map
Comprehensive Plan Map
Plat

Aerial Map



Aerial Map

RP24-06: 1st Replat Blk E, Sunnyside Add.

Council District: #3 Harry Thomas

Neighborhood: Rio Vista

Subject Properties:



Scale: 0 0 0.01 0.02 0.03 0.04 Miles



Zoning Map



Zoning Map

RP24-06: 1st Replat Blk E, Sunnyside Add.

Council District: #3 Harry Thomas

Neighborhood: Rio Vista

Subject Properties:



Scale: 0 0.01 0.02 0.03 0.04 Miles



Comprehensive Plan Map



Vision Map

RP24-06: 1st Replat Blk E, Sunnyside Add.

Council District: #3 Harry Thomas
Neighborhood: Rio Vista

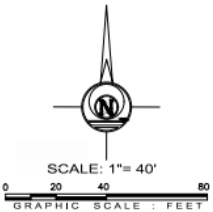
Subject Properties:



Scale: 0 0 0.01 0.02 0.03 0.04 Miles



Plat

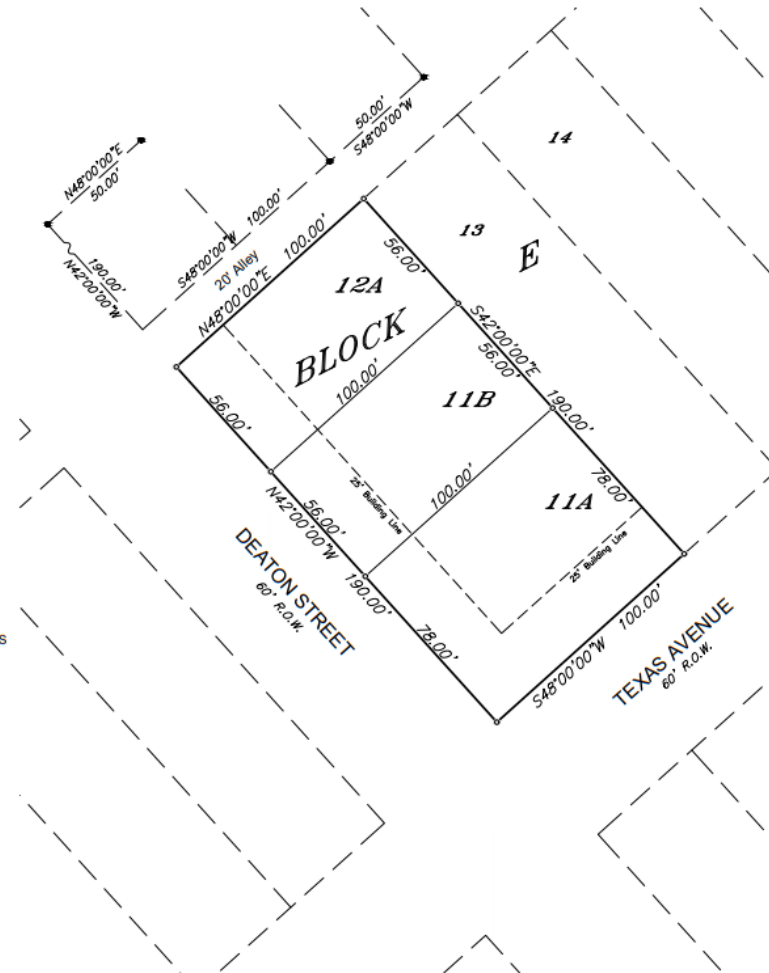

BEARINGS RECITED HEREON ARE BASED ON THE PLAT OF RECORD.

LEGEND:
● Found $\frac{1}{2}$ " Iron Pipe or Rod (unless otherwise noted)
○ Set $\frac{1}{2}$ " Iron Rod with Cap

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



**FIRST REPLAT IN BLOCK E
SUNNYSIDE ADDITION**

City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Full Circle Properties, LLC.
DESCRIPTION: Being Lots 11 and 12, Block E, Sunnyside Addition per the plat recorded in Volume 26, Page 339 Deed Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
We, Full Circle Properties, LLC., do hereby adopt this plat as the subdivision of our property.

Taylor Douglas
Managing Partner

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Taylor Douglas in the capacity shown.

Notary Public, State of Texas

County Clerk
Filed for record this ____ day of _____, 20____
County Clerk of Tom Green Co., T.X.
By: _____

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

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 101.02400
www.skg.com
PHONE: 325.655.1288
FAX: 325.657.8189

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.

24-S-0652

PLANNING COMMISSION – June 17, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Replat RP24-07	Lot 4F, Third Replat of Lot 4C and Lot 9D, Red Arroyo Hillas Addition, Section Five, Block 2		
SYNOPSIS:			
A request for replat property at approximately 2521 Southwest BLVD. The property has a current zoning district of general Commercial (CG) vision plan of commercial. Property is currently a vacant lot and poised for redevelopment into a commercial enterprise.			
LOCATION:	LEGAL DESCRIPTION:		
2125 Southwest BLVD.	Lot: 4C, Blk: 2, Subd: RED ARROYO HILLS ADDITION, SEC 5 FIRST R/P OF LOT 4B and .33 acres of Lot: 9D SEC 9A (R/P LOT 9A), Blk: 2, Subd: RED ARROYO HILLS ADDITION		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD # 6 Larry Miller The Bluffs Neighborhood	General Commercial (CG)	Commercial	2.65 acres
THOROUGHFARE PLAN:			
Southwest BLVD – A minor arterial with a current ROW of 4105’ and a paving width of 66’ being a 5-lane roadway. This meets the required minimums which are 68’ of Right of way and 48’ of paving. W. Houston Harte Expressway Frontage Road – this is a TXDOT roadway and under their care. Mo requirements.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Reyes Addition Section Two with four conditions and two notes			
PROPERTY OWNER/PETITIONER:			
Owner: Smashers PBG Property, LLC Petitioner: e-HT – Jonathan Baum			
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 1 commercial lot, which is 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, a drainage study shall be submitted. [Sec 12.05.001.e.1] in accordance with the Stormwater Design Manual [sec12.05.004.d.2]. If improvements are deemed necessary by this study, submit a construction plan for approval then, construct said improvements [LDSO Ch9.IV.A]. Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [LDSO Ch. 9.IV.A.5]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of sidewalk [LDSO, Chapter 9.V.D.1]. Once plans are approved, construct sidewalk to City specifications [LDSO, Ch 9.V.C]
4. 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.
5. 2021 International Fire Code, Section 507.5, and Appendix D

Notes:

Sidewalks on Lot 4G can be deferred until development

Remove signature block for Planning Director, Replace with Department of Water utilities. City name should be corrected to City of San Angelo, Texas.

Attachments:

Aerial Map
Final Plat

THE STATE OF TEXAS
COUNTY OF **TOM GREEN**

BEFORE ME, THE UNDERSIGNED, ATTEST, IN AND FOR THE COUNTY AND STATE OF TOM GREEN PERSONALLY APPEARED **J.C. CALLAGHER**, known to me to be the person and person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he desired the same to be recorded in the public records of the County of Tom Green, State of Texas.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 20__.

NOTARY PUBLIC

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NOTARY PUBLIC

THE STATE OF TEXAS
COUNTY OF **TOM GREEN**

BEFORE ME, THE UNDERSIGNED, ATTEST, IN AND FOR THE COUNTY AND STATE OF TOM GREEN PERSONALLY APPEARED **J.C. CALLAGHER**, known to me to be the person and person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he desired the same to be recorded in the public records of the County of Tom Green, State of Texas.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 20__.

NOTARY PUBLIC

Aerial Map



PLANNING COMMISSION – May 20, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat FP24-12		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, along with a request for variances on paving and right-of-way width along Grape Creek Road. 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 (ETJ)	None	Rural	3.5 acres
THOROUGHFARE PLAN:			
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.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Reyes Addition Section Two with three conditions and two notes, APPROVAL of a variance for paving width, and APPROVAL of a variance for right-of-way width.			
PROPERTY OWNER/PETITIONER:			
Owner: Reyes Diesel Service, 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: 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). The applicant applied for and received approval of a sidewalk waiver.

Recommendation: Staff recommends **APPROVAL** of the Reyes Addition Section Two with three (3) conditions and two (2) notes, **APPROVAL** of the variance request for paving width, and **APPROVAL** of the variance for right-of-way width.

Conditions

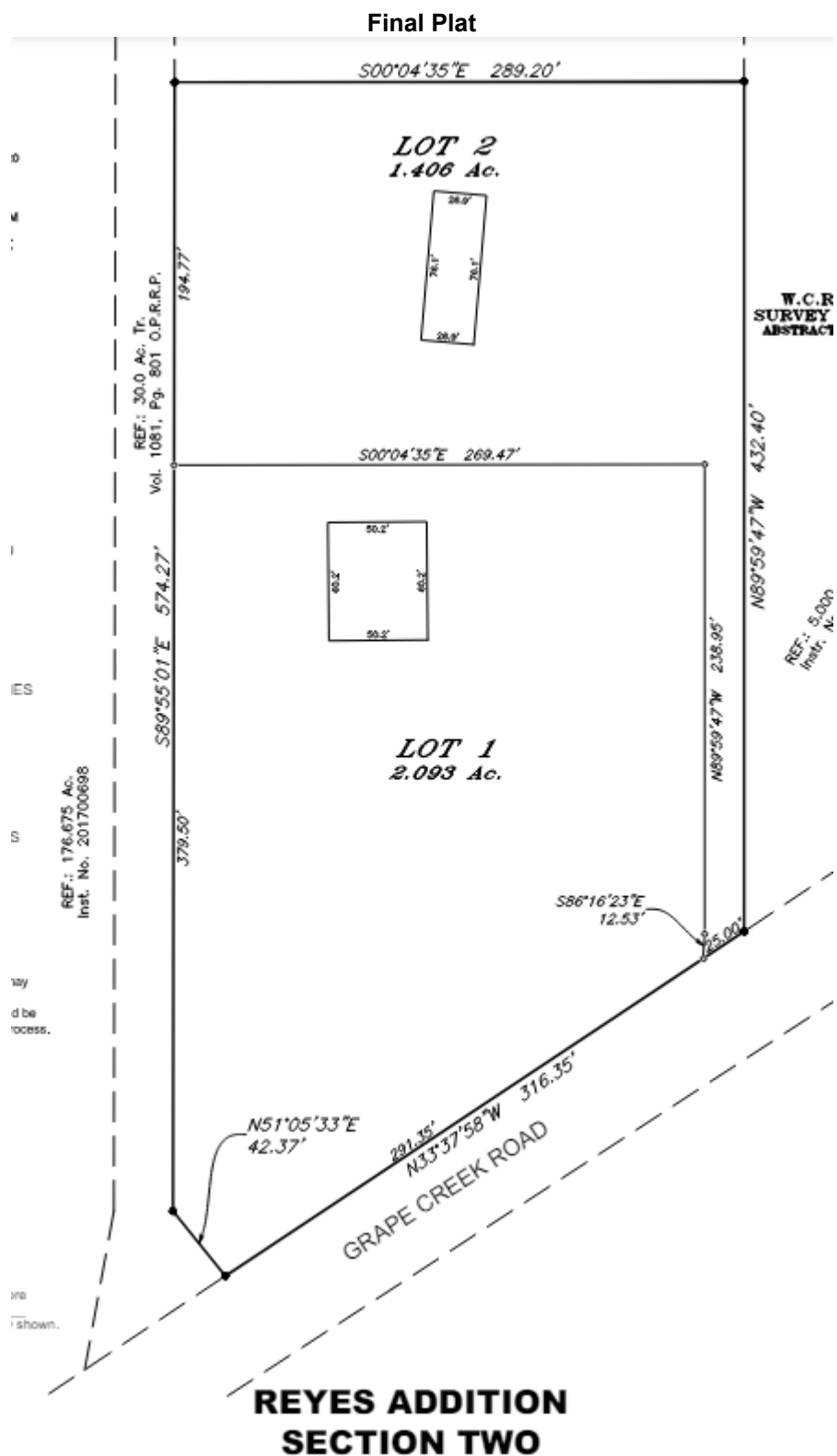
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prior to plat recordation, prepare & submit plans for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

Notes:

1. Lot is located outside the city limits. Addressing will be done through Concho Valley Council of Governments.
2. 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



Aerial Map



PLANNING COMMISSION – June 17, 2024
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP24-13: Lot 1, Las Lomas Addition	
SYNOPSIS:			
A request to final plat one lot with a size of 1.00 acres located at 7698 South Country Club Road in Ranch & Estate (R&E) zoning for the development of a single-family home, and a request for approval of a variance for minimum required paving width on South Country Club Road.			
LOCATION:		LEGAL DESCRIPTION:	
7698 South Country Club Road		Tract: 96, Abst: A-1921 S-0643, Survey: J SCHMITT, 1.00 ACS BEING .623 AC IN SCHMITT & 0.377 ACRE IN P DUFFY - SUR 171	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #1 – Tommy Hiebert Neighborhood - Nasworthy		Ranch & Estate (R&E)	Neighborhood
			SIZE:
			1.00 acres
THOROUGHFARE PLAN:			
<i>South Country Club Road – Major Collector</i> Current paving width of 25' Required minimum paving width of 36' No right-of-way as road is City-owned.			
STAFF RECOMMENDATION:			
No current staff recommendation in expectation that applicant requests a 30-day waiver.			
PROPERTY OWNER/PETITIONER:			
Owner: Red Oak Upstream LP, Inc. Petitioner: Wilde Engineering & Surveying, LLC			
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 one new lot not far from Lake Nasworthy that a single-family home will be built upon. The city owns the road in front of the lot, so there is no right-of-way. This road is substandard, and the applicant is requesting to keep it at its current width. The lot is currently planned at 100' wide, while R&E minimum is 150' wide. Therefore, the applicant may wish to request a 30-day waiver to receive a zoning variance for minimum lot width.

Recommendation:

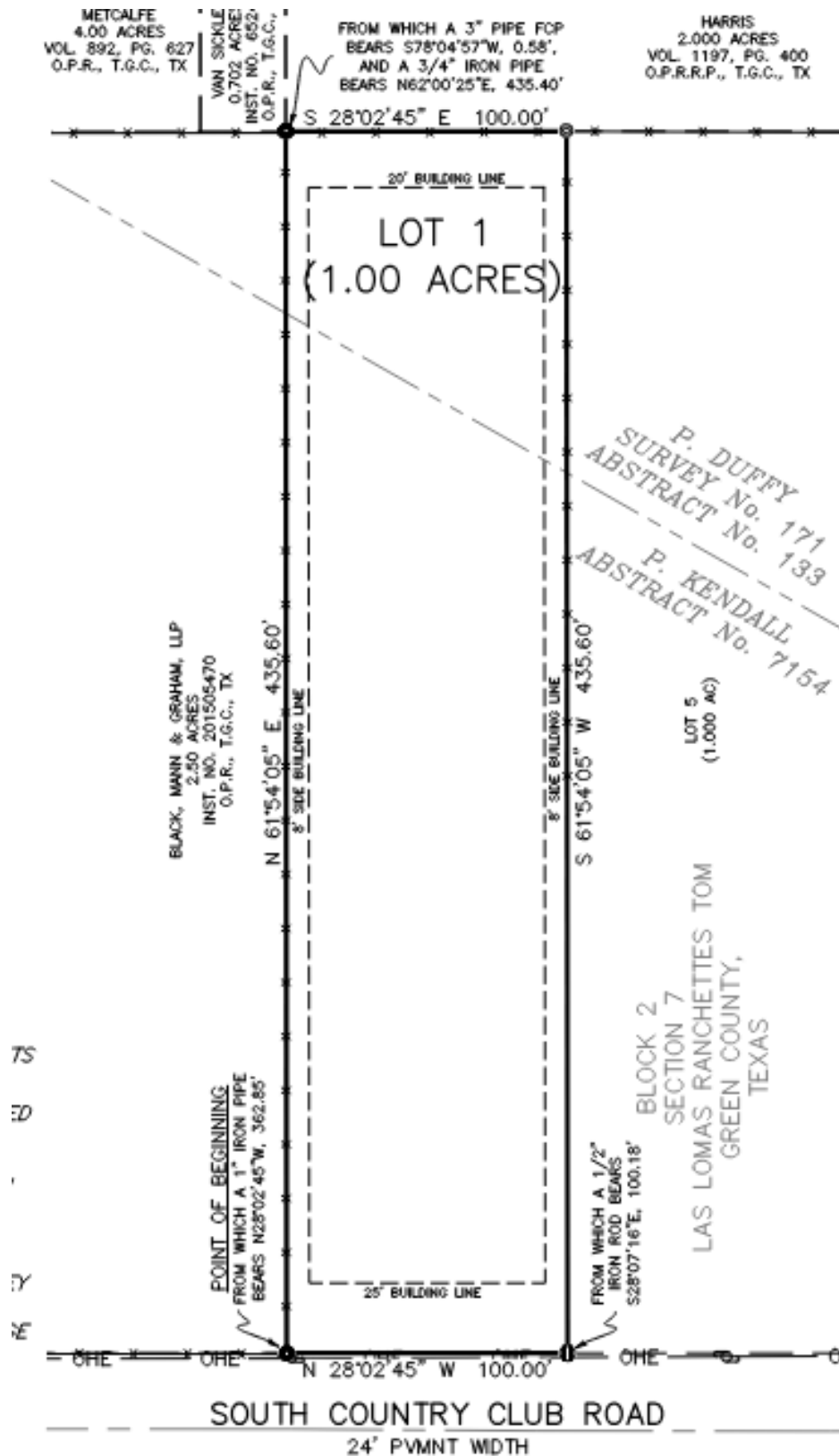
In expecting a waiver, staff has no current recommendation. Conditions of approval are:

- 1) Provide Staff with a tax certificate showing there to be no delinquent taxes on the property
- 2) Provide plans demonstrating the improvement of improvement of South Country Club Road, OR receive a variance
- 3) Prior to plat recordation, a drainage study shall be submitted. [Sec 12.05.001.e.1] in accordance with the Stormwater Design Manual [sec12.05.004.d.2]. If improvements are deemed necessary by this study, submit a construction plan for approval then, construct said improvements [LDSO Ch9.IV.A]. Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [LDSO Ch. 9.IV.A.5]
- 4) Prior to plat recordation, Install necessary water service line to the lot [LDSO Ch 11.I.A].

Attachments:

Final Plat

Final Plat





STAFF REPORT - PD24-02

Planning Commission: May 20, 2024 tabled until June 17, 2024

City Council 1st reading: July 16, 2024

APPLICATION TYPE:		CASES:	
Zoning/Planned Development		PD24-02: Concho Development Company Addition	
SYNOPSIS:			
A rezoning from (ML) Light Manufacturing and (RS-1) Single-family Residential to (PD) Planned Development with a base zoning of (CG) General Commercial with 100ft buffer over their drainage area that stays residential to allow for a self-storage facility on the south side of 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: PD	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 four against for the first round of notifications.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning to Planned Development (PD) district with a base zoning of General Commercial (CG) 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. This case was tabled at May's Planning Commission meeting allowing staff to work with the applicant on concerns of opening the lot to the possibility of more than just storage units.

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 rezoning to a planned development will allow a self-storage facility without opening the lot to general commercial.
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 to the south along Chadbourne 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 Frontier server building, 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 believe having a planned development with conditions and the 100ft buffer from residential to any storage buildings 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 as a buffer between residential and light manufacturing.
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 a rezoning to Planned Development (PD) district with a base zoning of General Commercial (CG) with 100ft buffer over their drainage area that stays residential at preliminary address 3510 Christoval Rd with **three conditions**:

1. Overall site use shall be in accordance with the approved Concept Plan. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director.
2. The applicant shall submit and obtain approval of a landscape plan and details of an opaque fence to provide a buffer with the residential area to the north.
3. All exterior lighting be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties. The City has the right to periodically inspect the property to verify compliance.

Attachments:

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



Aerial Map
Z24-02 - Concho Dev. Rezoning

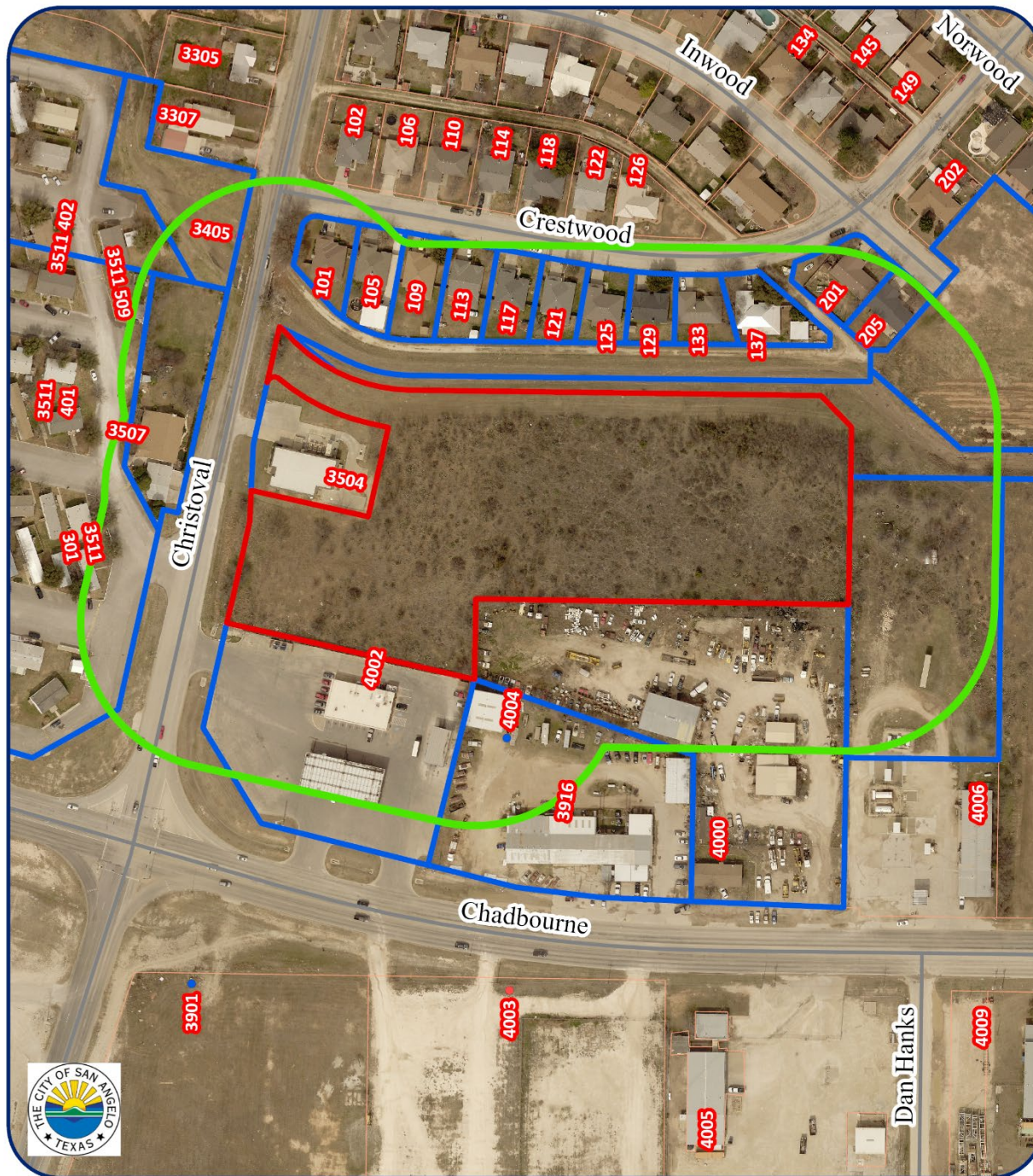
Council District: #1 Tommy Hiebert

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: 0.0001 0.03 0.04 0.06
Miles

Subject Properties:



200' Buffer:

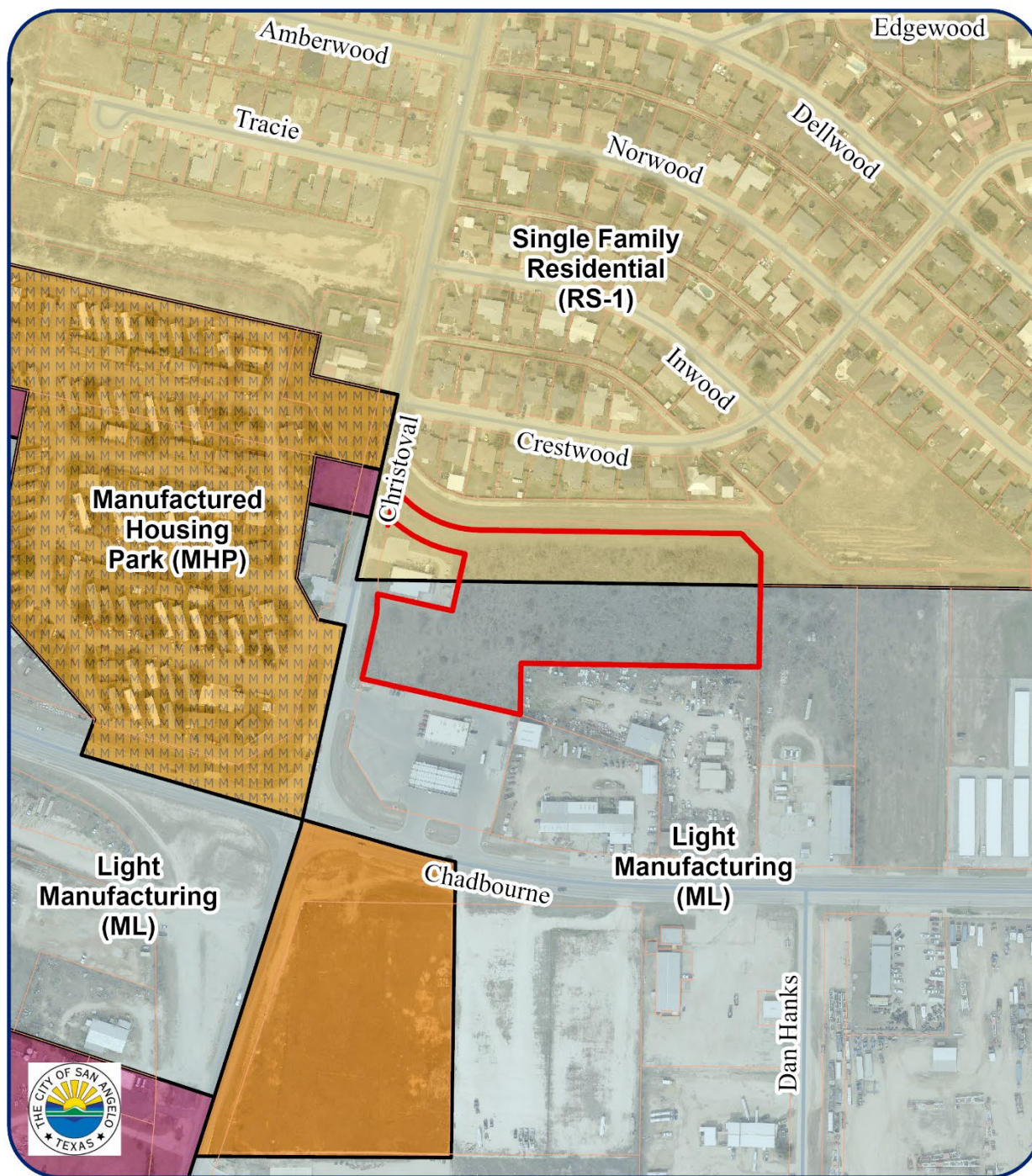


Notified Properties:



N





Zoning Map Z24-02 - Concho Dev. Rezoning

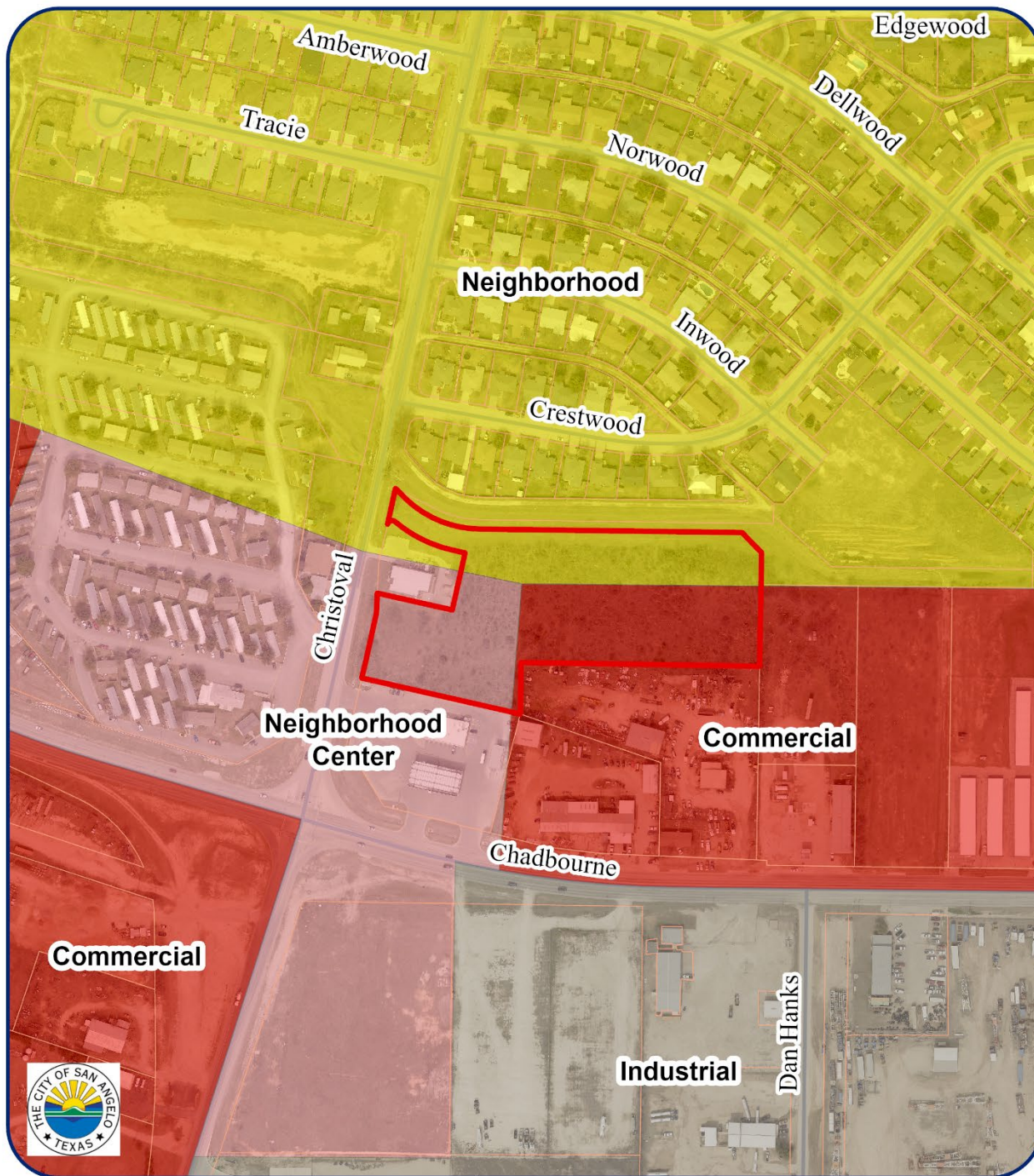
Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

Scale: 0 0.00 0.03 0.05 0.08 0.1
Miles

Subject Properties:





Vision Map Z24-02 - Concho Dev. Rezoning

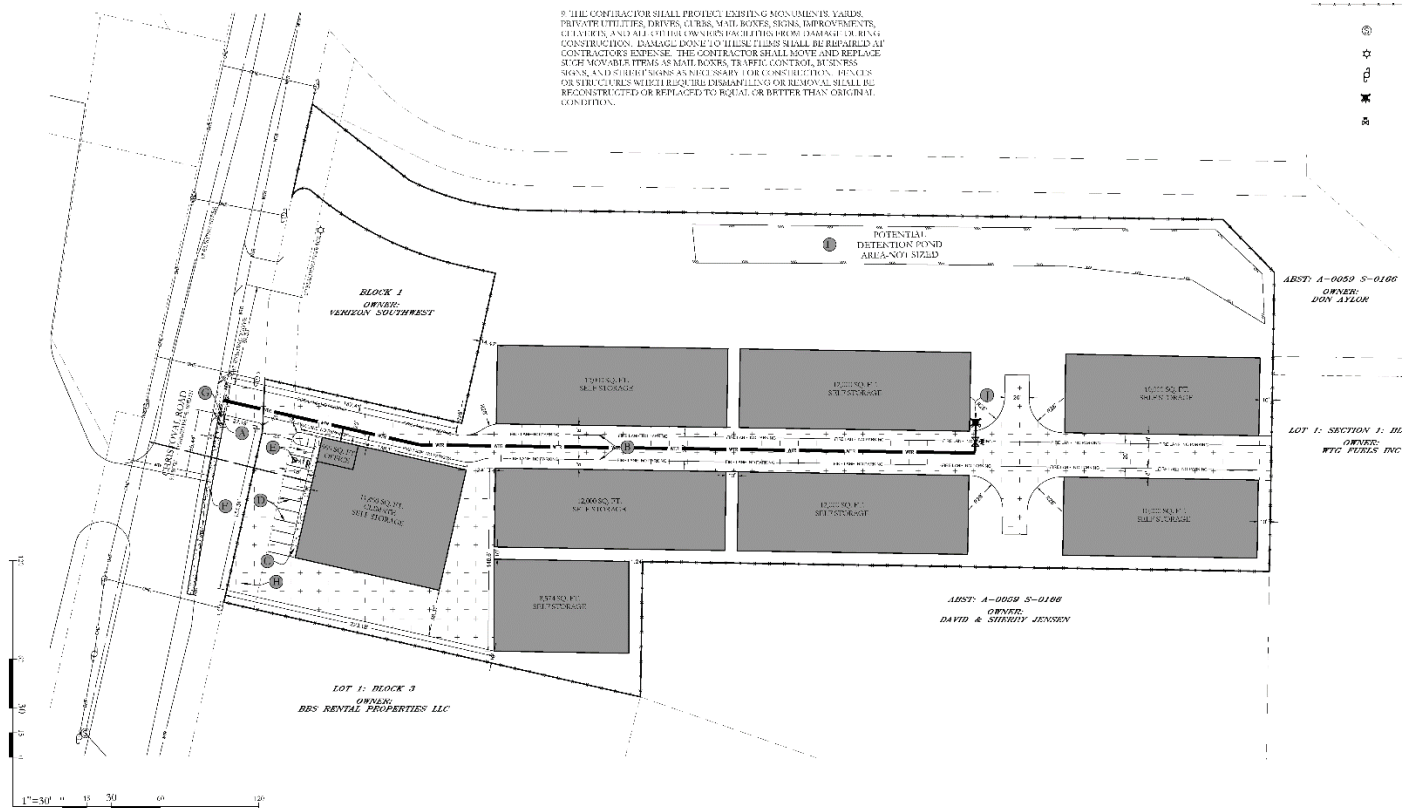
Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

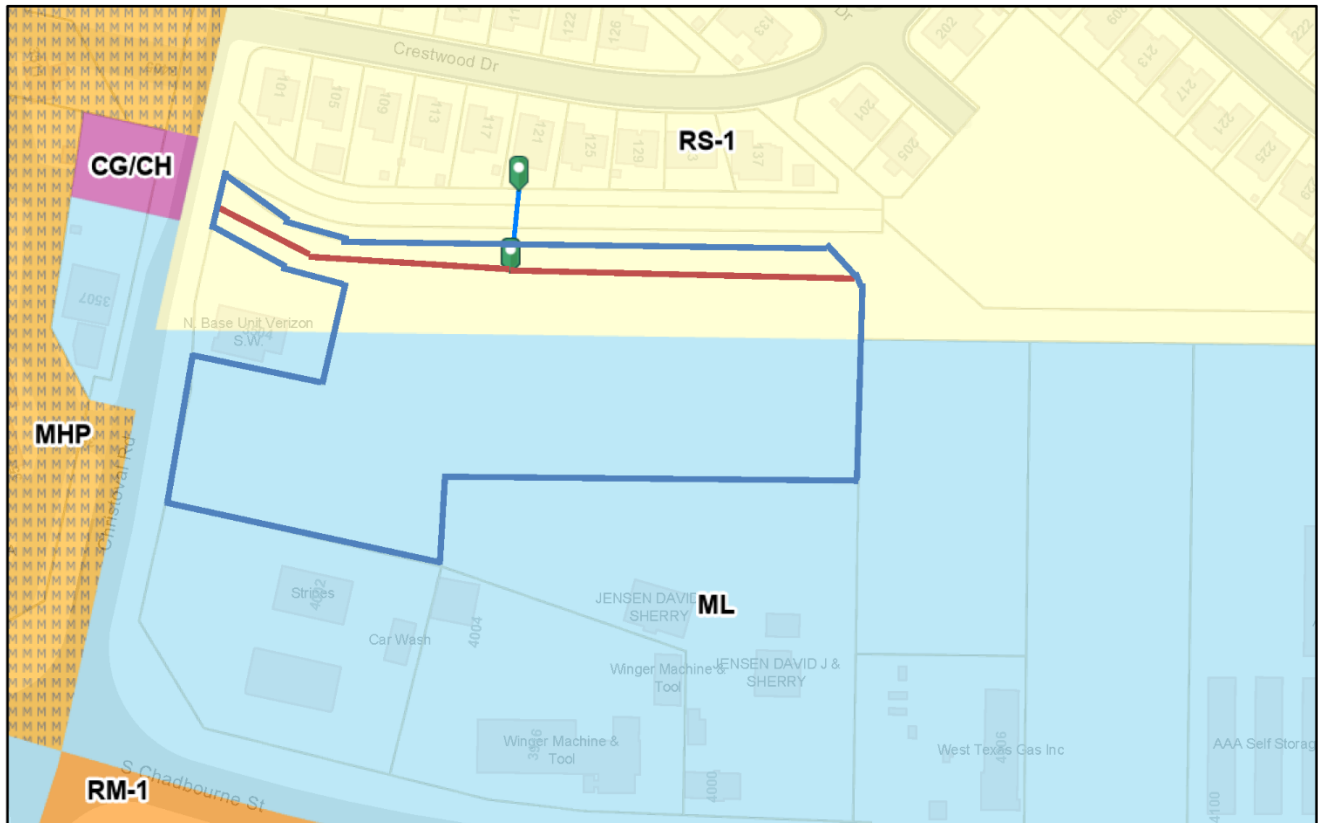
Scale: 0 0.01 0.03 0.05 0.08 0.1
Miles

Subject Properties: —





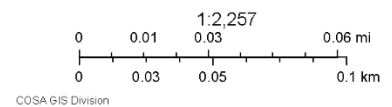
ArcGIS Web Map



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



COSA GIS Division

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

MEMO



Meeting

Date: June 17, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 3, RS-1 zoning area.

Background: CU24-15 - A request for a Conditional Use for a short-term rental located at 802 Baker St. This property is located on the North Concho River and is reasonably close to downtown. Safety inspection was passed 6/13/2024.

Notification: 13 Notifications sent. Received 1 in opposition and 1 in favor.

Planning Commission Requested Action:

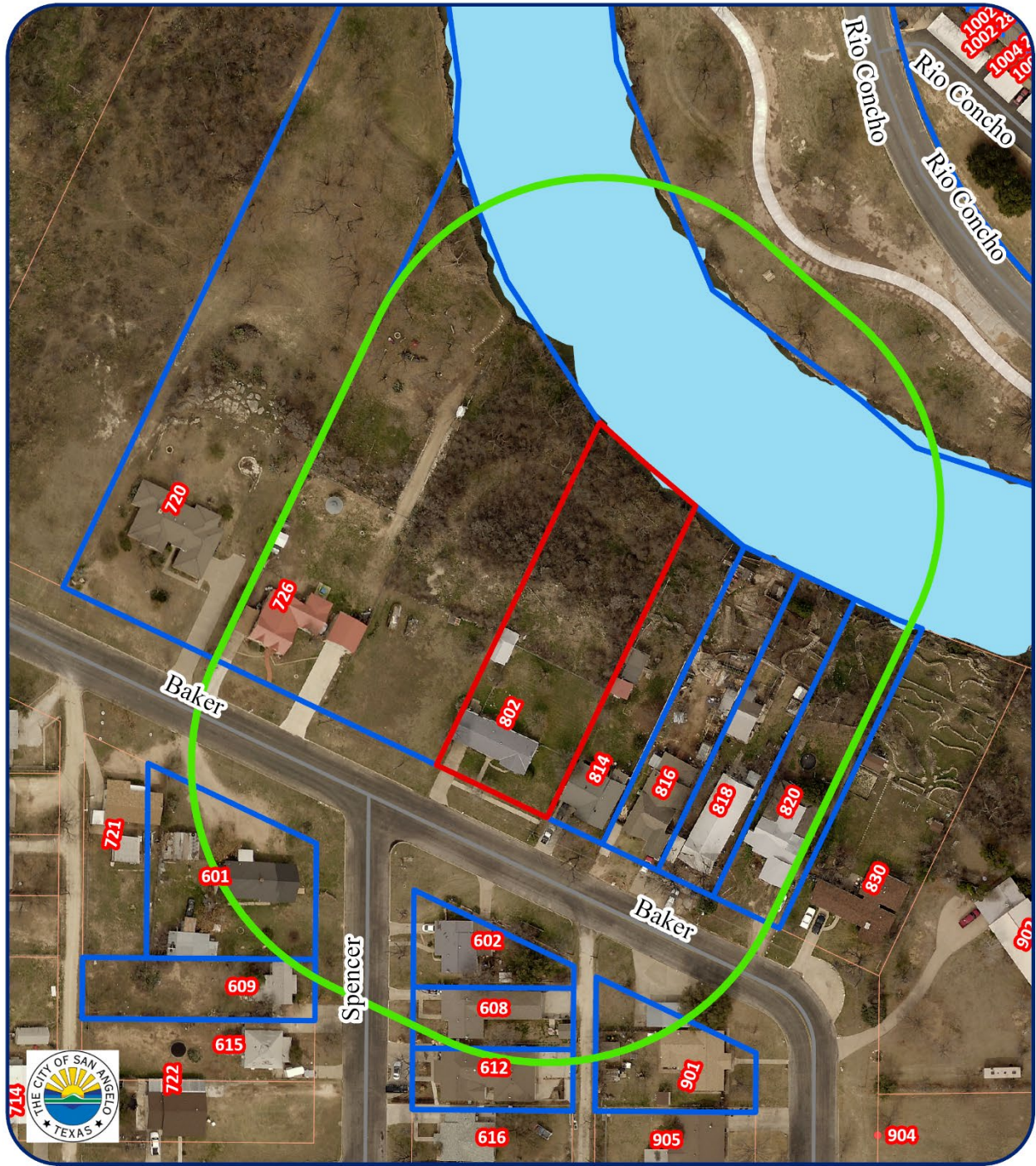
Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 802 Baker St with **four conditions of approval**.

- Maintain two paved off-street parking
- Report and remit hotel occupancy tax monthly
- Maintain current contact information of designated Operator on-site and with City offices

Note: Property is located in the River Corridor Design District. Any external changes will need approval from the Design and Historic Review Commission.

Front of house





200' Notification Map CU24-15 802 Baker St

Council District: #3 Harry Thomas
Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



For the PLANNING COMMISSION

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

CASE #: CU24-15

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: COOKSEY JENNIFER R & WAYLAND M

Address: 726 BAKER

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

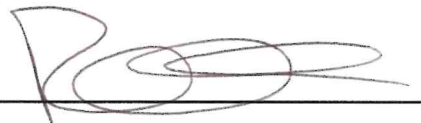
Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: _____



From: [Peter Haidinger](#)
To: [*Planning](#)
Subject: Case CU24-15
Date: Wednesday, June 5, 2024 7:42:42 AM

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

I am opposed to changing the zoning on CU24-15

Peter Haidinger
820 Baker St
San Angelo, TX 76903
Peter.haidinger@pm.me

Sent with [Proton Mail](#) secure email.

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

MEMO



Meeting

Date: June 17, 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 1, RS-1 zoning area.

Background: CU24-17 - A request for a Conditional Use for a short-term rental located at 5945 Tarin St. This property is located in a large residential area and is a few miles from the lake. Safety inspection passed on 6/13.

Notification: 24 Notifications sent. Received 2 in opposition and 0 in favor.

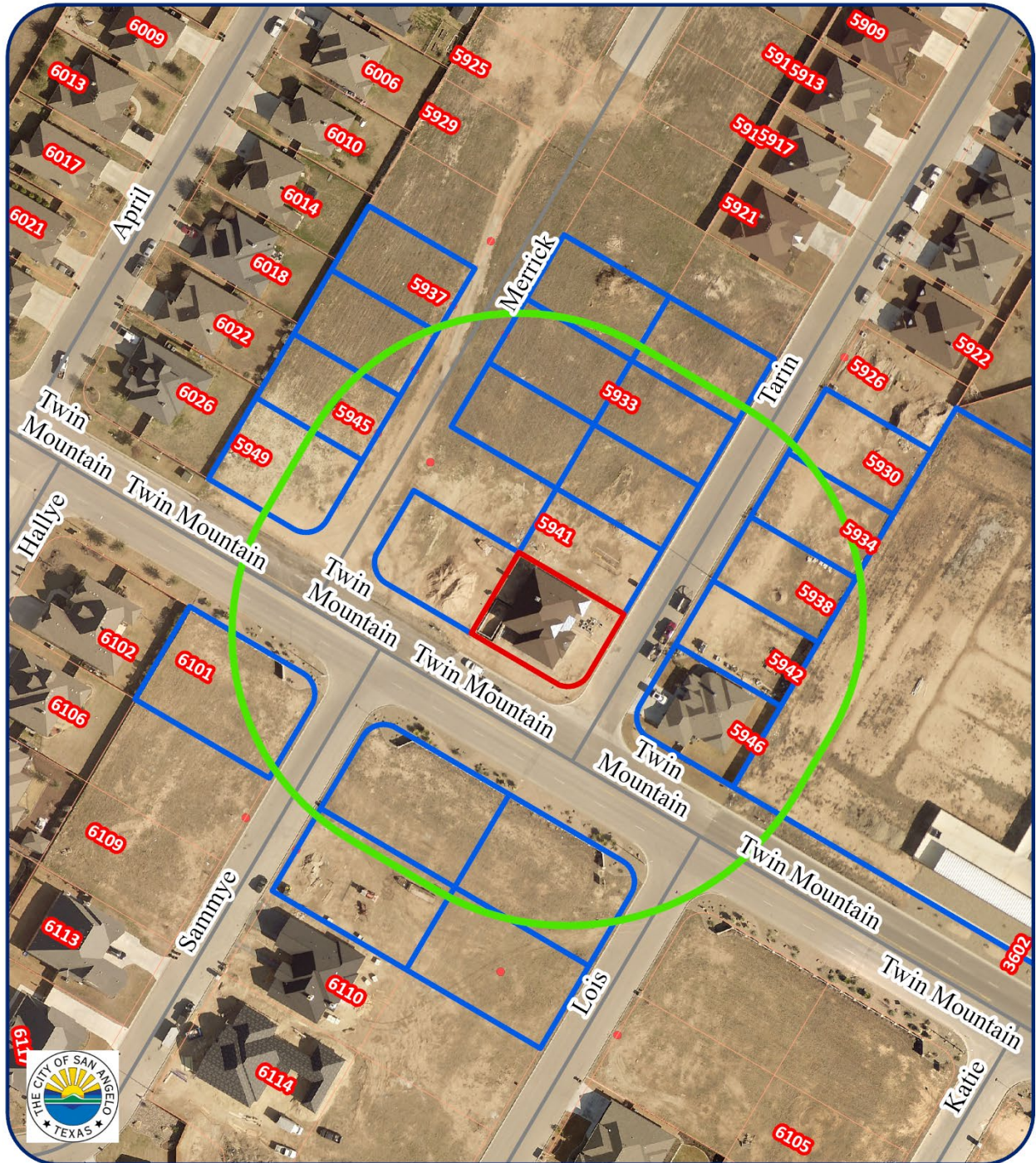
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 5945 Tarin St with **four conditions of approval**.

- Maintain two paved off-street parking
- Report and remit hotel occupancy tax monthly
- Maintain current contact information of designated Operator on-site and with City offices

Front of house





200' Notification Map CU24-17 5945 Tarin St

Council District: #1 Tommy Hiebert
Neighborhood: Country Club

Scale: 0 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —

N



From: [Randy Tapia](#)
To: [*Planning](#)
Subject: Case # CU24-17
Date: Monday, June 3, 2024 8:25:15 PM

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

To whom it may concern:

We oppose to the short term rental.

There already have been renters in and out and the house is not well maintained on the outside as it is. The fear is that this will devalue our home as well.

Thank you,

Randy and Jayme Tapia
5929 Tarin St
San Angelo, TX 76904

[Sent from Yahoo Mail for iPhone](#)

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

From: [Anissa Rivera](#)
To: [*Planning](#)
Subject: CASE# CU24-17
Date: Tuesday, June 4, 2024 8:03:52 PM

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

I am opposed to the idea of a short term rental for 5945 Tarin st.
Luis Rivera 5941 Tarin st, San Angelo, TX 76904

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

MEMO



Meeting

Date: June 17, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

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

Background: CU24-18 - A request for a Conditional Use for a short-term rental located at 607 Childress St. This property is located in a mostly residential area but is not far from downtown or the mall. Applicant received permit for inspection but has not paid or scheduled as of 6/7.

Notification: 15 Notifications sent. Received 0 in opposition and 0 in favor.

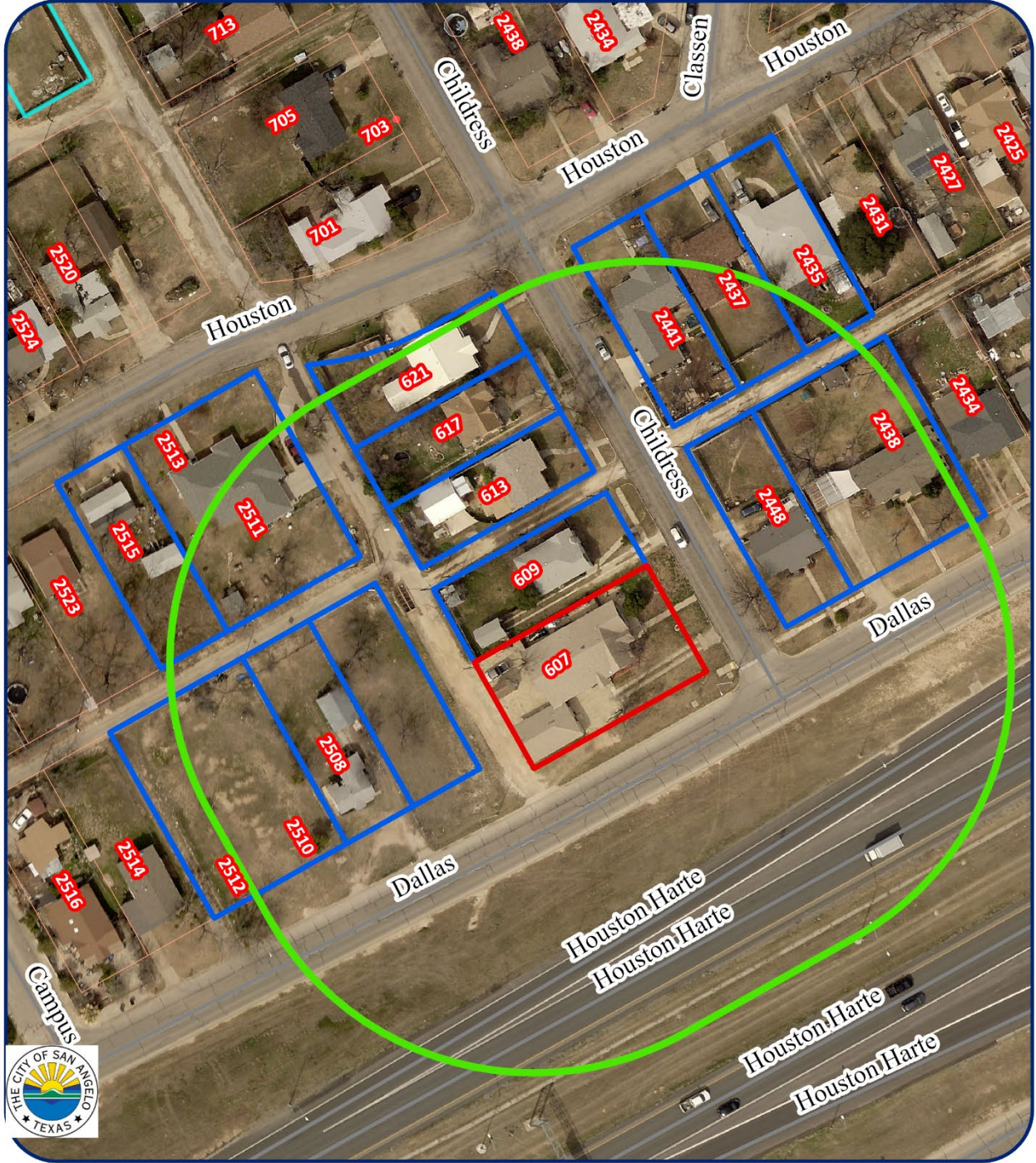
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 607 Childress St with **four conditions of approval**.

- Maintain two paved off-street parking
- Pass safety inspection within 30 days of receiving conditional use
- Report and remit hotel occupancy tax monthly
- Maintain current contact information of designated Operator on-site and with City offices

Front of house





200' Notification Map CU24-18 607 Childress

Council District: #2 Tom Thompson

Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.02 0.03
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



MEMO



Meeting

Date: June 17, 2024

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

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

Background: CU24-19 - A request for Conditional Use for a short-term rental located at 4041 Townview Ln. This property is located just inside the city limits and is close to the State Park. Applicant is working with building permits to close out previous expired permits and obtain the safety inspection.

Notification: 9 Notifications sent. Received 4 in opposition and 0 in favor.

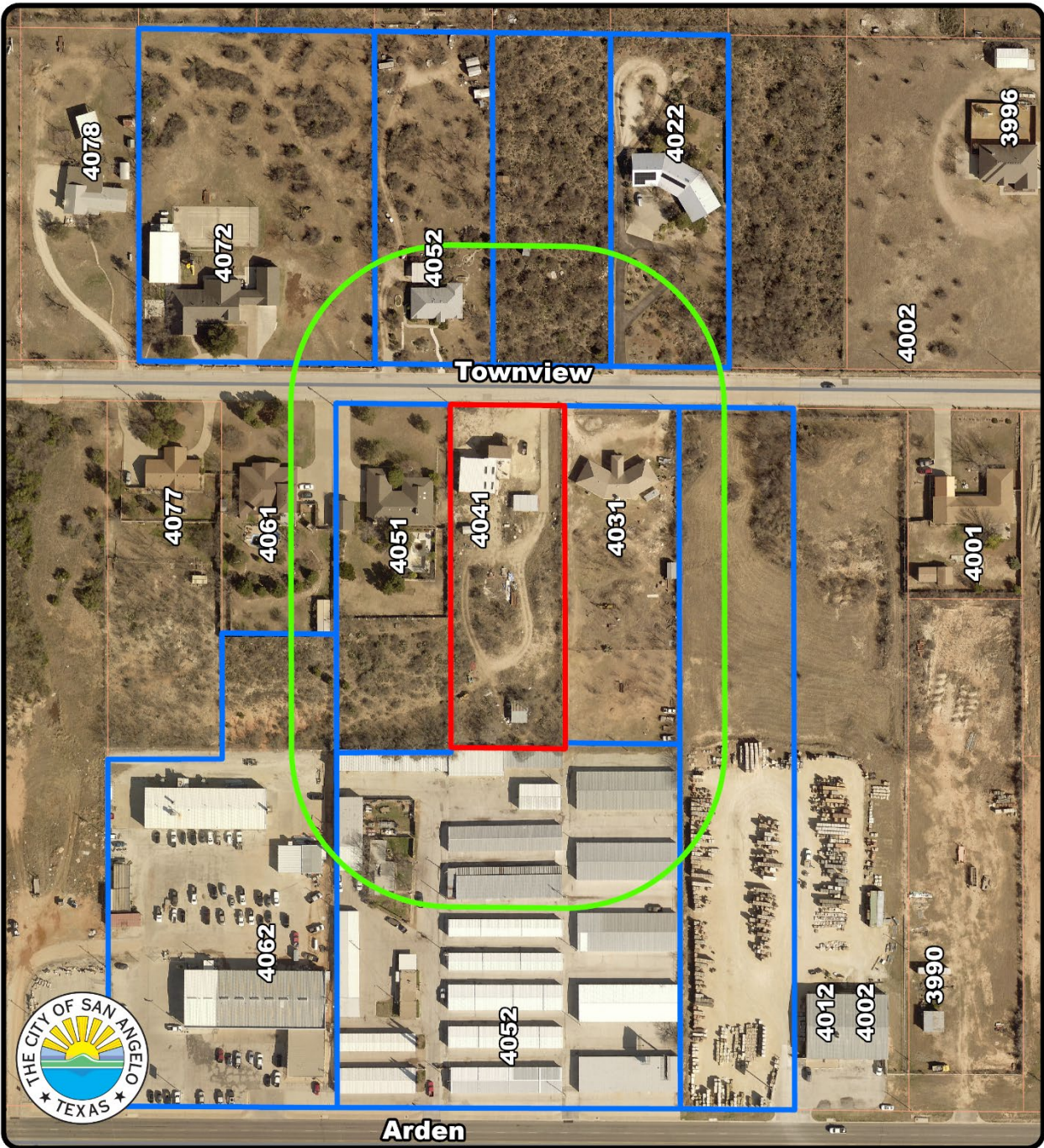
Planning Commission Requested Action:

Staff recommends **APPROVAL** of the request for a Conditional Use for a short-term rental located at 4041 Townview Ln with **four conditions of approval**.

- Maintain two paved off-street parking
- Pass safety inspection within 30 days of receiving conditional use
- Report and remit hotel occupancy tax monthly
- Maintain current contact information of designated Operator on-site and with City offices

Front of house





200' Notification Map CU24-19: 4041 Townview Ln

Council District: #2 Tom Thompson
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX 76903
RE: Case #CU24-19

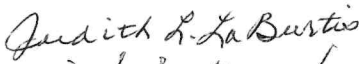
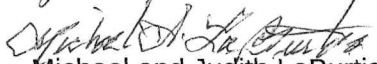
Dear Planning Commission Members:

My husband and I are 88 and 82 years old; we have lived at 4051 Townview Lane for 36 years, since 1988. During that time we have seen our street change from an unknown area of about 12 homes to a still unknown but sought-after peaceful residential area with lovely homes on just about every lot. Residents range in age from families with young children to elderly seniors such as us. Homeowners can be seen every day walking their dogs, taking family walks, riding bikes, and enjoying the deer grazing on lawns, as well as a variety of other wildlife.

We feel the proposed rezoning of 4041 Townview Lane to "short term rental" status would negatively affect our quiet, and safe, neighborhood with a constant influx of unknown renters. Both properties (4041 and 4051) are in close proximity to the adjoining property line, there is no fence separating the two properties along about one-third of the back property line and, in addition to that, 4041 has a second story deck that overlooks our backyard (4051), completely obliterating any feeling of privacy. Having short term renters so close would definitely destroy our sense of security and privacy. We are also certain that our property/home values would NOT benefit in any way and, in fact, this could only be a detriment to the resale of our home.

On a personal note, we would like to say that the homeowners on this street are friendly and generally mind their own business, but also come together during difficult times. Our closest neighbors always look out for us. Several years ago, during ice storms and electricity outages, neighbors brought us food, bottled water, supplies, and firewood; even neighbors who we only wave to when walking brought us a hot meal. They have helped my husband when he fell on the driveway, taken over cutting the grass when he was struggling, and helped us trap raccoons in the attic. In short, we love it here and how people look out for each other as well as watching for non familiar vehicles, strangers, and prowlers. We feel the proposed rezoning would completely change our neighborhood and the possibility has caused great anxiety, not only for us but to others with whom we've spoken.

We thank you for taking our concerns into consideration.



Michael and Judith LaBurtis
4051 Townview Lane
San Angelo, Texas 76901
(325) 944-7864



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

CARRIZALES ROSALINDA
4072 TOWNVIEW LN
SAN ANGELO, TX 76901-4849

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU24-19

06/5/2024

WHEN: Monday, June 17, 2024, at 9:00 AM

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

CONCERNING: a request for a Conditional Use in a Ranch & Estate (R&E) Zoning District located at 4041 Townview Ln., San Angelo, Tom Green County, Texas.

REASON: To establish and operate a **Short-term Rental**.

OPERATOR: Danny Campos (325) 212-2995

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 #: CU24-19

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: CARRIZALES ROSALINDA

Address: 4072 TOWNVIEW LN

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 ☒

Rosalinda Carrizales

Additional Comments:

Signature: _____

Rosalinda Carrizales



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

REYNA CHRISTOPHER R
4031 TOWNVIEW LN
SAN ANGELO, TX 76901-4850

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU24-19

06/5/2024

WHEN: Monday, June 17, 2024, at 9:00 AM

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

CONCERNING: a request for a Conditional Use in a Ranch & Estate (R&E) Zoning District located at 4041 Townview Ln., San Angelo, Tom Green County, Texas.

REASON: To establish and operate a Short-term Rental.

OPERATOR: Danny Campos (325) 212-2995

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 #: CU24-19

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: REYNA CHRISTOPHER R

Address: 4031 TOWNVIEW LN

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 have a nice quiet neighborhood and we don't want different people coming and going all of the time. We also don't want people making a lot of noise and parking all over the place.

Signature: _____

Cheryl



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

HUBBARTT SCOTT A & CYNTHIA
4052 TOWNVIEW LN
SAN ANGELO, TX 76901-4849

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06/5/2024

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Name: HUBBARTT SCOTT A & CYNTHIA

Address: 4052 TOWNVIEW LN

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

Email: planning@cosatx.us

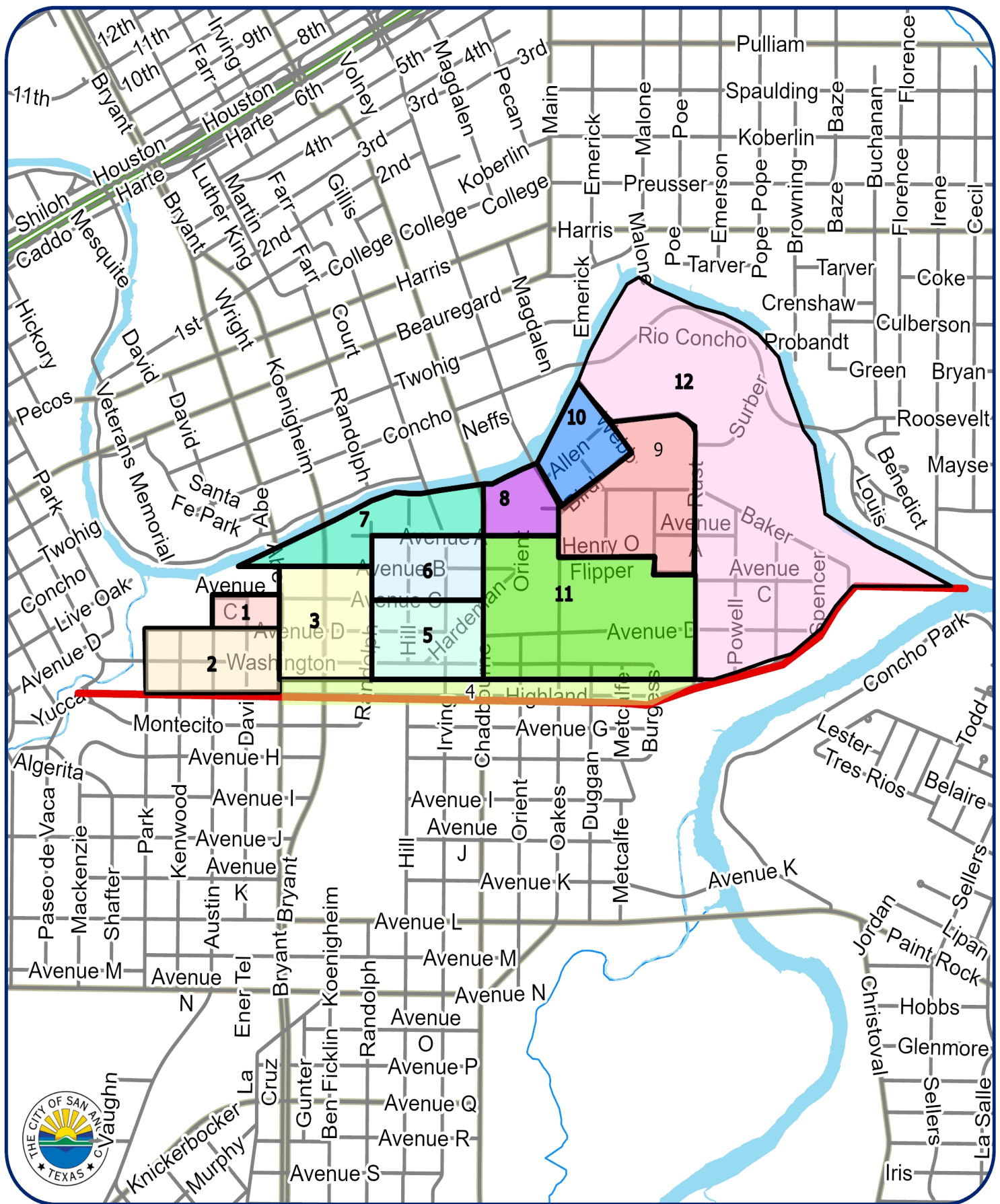
I am in favor ☐

I am opposed ☒

Additional Comments: *CONCERNS-NOISE, SAFETY, TRAFFIC, PARKING IN STREET, STRANGERS, -> ON A DEAD END ROAD. HIS BACK YARD HAS VISIBLE ITEMS TRASH WEEDS, HIGH GRASS, OLD APPLIANCES - OTHER CONCERNS-> CITY HAS "LACK OF STAFF" ISSUES TO ENSURE OR GUARANTEE Short Term Rental protocol is adequately met AND likely a need FOR updated SOFTWARE etc. TO monitor "Compliance." NO guarantee what renters will do or how they act; COULD be A new haven for Drug Cartels.*

Signature:

S. Hubbard + Cynthia Hubbard



Cultural Overlay Expansion Boundaries neighborhoods

Council District: #5 Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

Subject Properties:

Cultural District Boundary

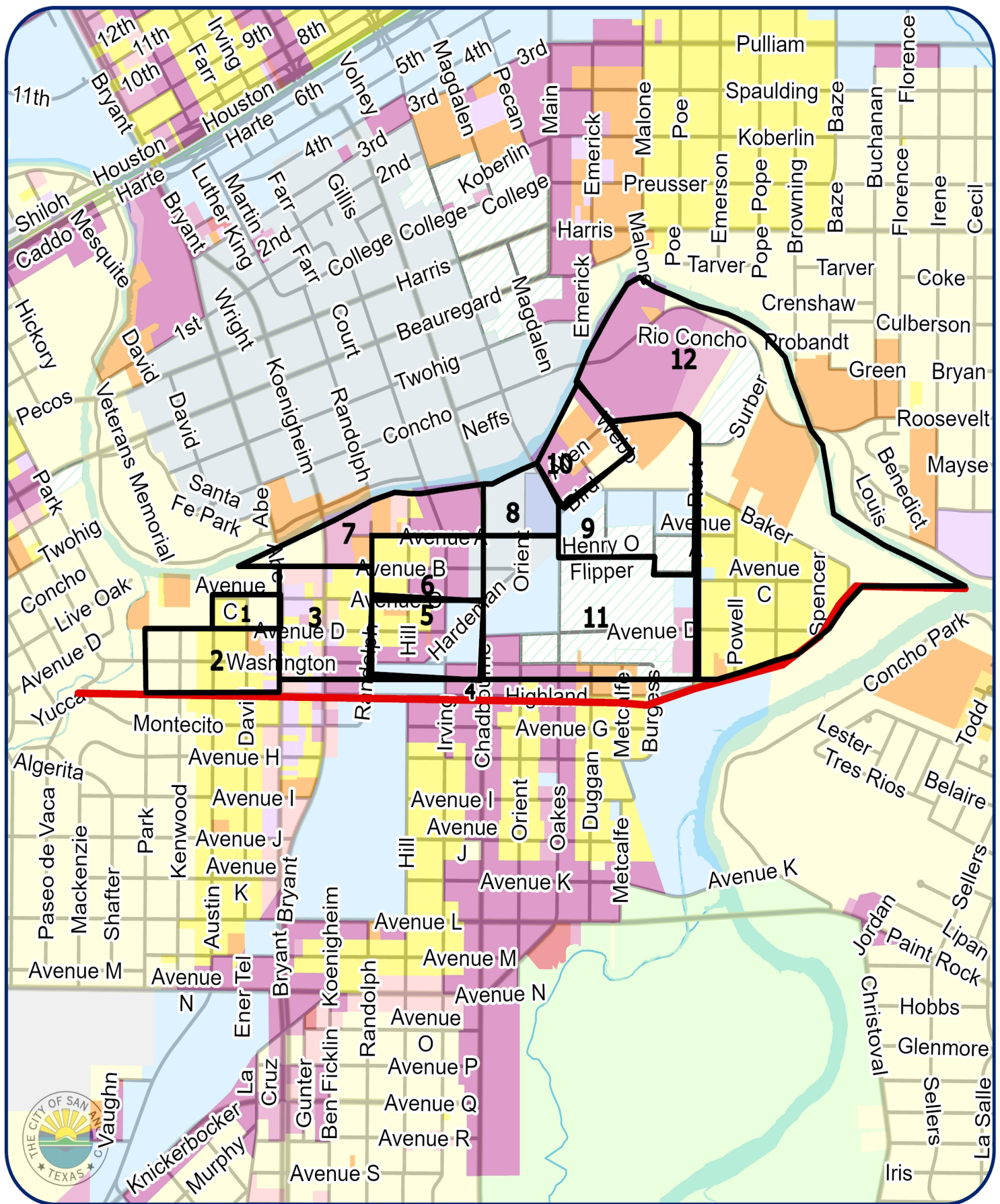


N



CULTURAL DISTRICTS

1. River Homes
2. 1950's & 60's mid-century Prairie
3. Abe/Koenigheim Commercial Corridor
4. Highland Commercial Corridor
5. Hill/Irving Transitional Area
6. Ave A, B, & C Craftsman's Style Area
7. Early Warehouse District
8. Cultural Heart
9. Bungalow – San Angelo
10. Classic Bungalow
11. Fort Concho Area
12. San Angelo Folk House & Ranch



Cultural Overlay Expansion Neighborhoods Zoning

Council District: #5 Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.070.15 0.3 0.45 0.6
Miles

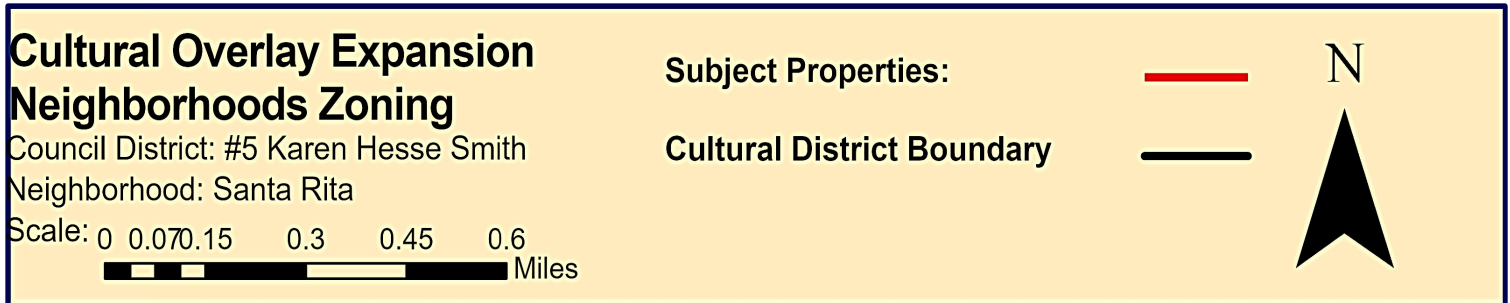
Subject Properties:

Cultural District Boundary



N





PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF SAN ANGELO, TEXAS

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition(s) your honorable Body to extend the present city limits so as to include as part of the City of San Angelo, Texas, the property described in Exhibit "A", by metes and bounds and attached herein.

Bentwood JV, LLC certifies that the above described tract of land is contiguous and adjacent to the City of San Angelo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: [Signature]

Printed Name: Kevin Collins

Title: Manager Partner Date: 4-15-24

THE STATE OF TEXAS

COUNTY OF TOM GREEN

BEFORE ME, this instrument was acknowledged on April 15th by person's name or entity.

[Signature: Kristi R. McDonald]

Notary Public, State of Texas

My commission expires: 12-13-2024



EXHIBIT "A"

**FIELD NOTES
PROPOSED ANNEXATION**

22.096 Acres

April 2, 2024
24-E-0001_22.096Ac

Being an area of 22.096 acres of land out of C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, Tom Green County, Texas and said 22.096 acre tract also being out of that certain 54.872 acre tract described and recorded in Instrument No. 201917169, Official Public Records of Tom Green County, Texas and said 22.096 acre tract being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of this tract and southeast corner of Lot 3, Block 112, Bentwood Country Club Estates Section 44, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet H, Slide 66, Plat Records of Tom Green County, Texas;

Thence with the west line of this tract, current city limits line, east line of said Lot 3, and crossing Club House Lane, **N. 00°04'28" E.** at a distance of 130.00 feet passing the south right of way line of said Club House Lane, in all a total distance of **190.00** feet to an angle corner;

Thence continuing with the current city limits line and with the north right of way line of said Club House Lane **N. 89°55'32" W.** a distance of **9.44** feet to the east line of a certain remainder of 18.753 acre tract described and recorded in Instrument Number 202114741, Official Public Records of Tom Green County, Texas;

Thence continuing with the current city limits line, a westerly line of this tract and easterly line of said remainder of 18.753 acre tract as follows:

N. 00°04'28" E. a distance of **627.31** feet;

N. 15°46'18" E. a distance of **102.53** feet;

N. 23°40'02" E. a distance of **326.04** feet;

N. 45°21'33" E. a distance of **110.61** feet;

N. 66°53'38" E. a distance of **306.17** feet;

N. 81°51'20" E. a distance of **140.14** feet;

N. 08°08'40" W. a distance of **19.32** feet to the southwest corner of Lot 8, Block 109, Bentwood Country Club Estates Section 45;

Thence continuing with the current city limits line and south line of said Lots 8 and Lot 7, Block 109, Bentwood Country Club Estates Section 45, **N. 81°51'20" E.** a distance of **230.00** feet to the

southeast corner of said Lot 7 and the southwest corner of Lot 6 of said Block 109;

Thence with an easterly line of this tract and crossing said remainder of 54.872 acre tract as follows:

S. 08°08'40" E. a distance of 130.00 feet;

N. 81°51'20" E. a distance of 59.94 feet;

S. 00°04'28" W. a distance of 405.09 feet;

N. 89°55'32" W. a distance of 330.00 feet;

S. 00°04'28" W. a distance of 960.00 feet to the south line of said remainder of 54.872 acre tract and on a northerly line of a certain 211.67 acre tract described and recorded in Instrument Number 607655, Official Public Records of Tom Green County, Texas;

Thence with the south line of this tract and northerly line of said 211.67 acre tract as follows:

N. 89°55'32" W. a distance of 50.34 feet;

S. 00°04'28" W. a distance of 10.00 feet;

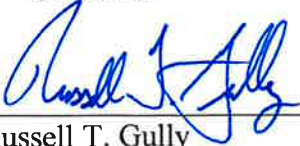
Thence crossing said remainder of 54.872 acre tract **N. 89°55'32" W. a distance of 379.44 feet;**

Thence with the south line of this tract, said remainder of 54.872 acre tract and northerly line of said 211.67 acre tract as follows:

N. 00°04'28" E. a distance of 10.00 feet;

N. 89°55'32" W. a distance of 190.56 feet to the place of beginning and containing 22.096 acres of land.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



REF.: Remainder of 70.870
Acre Tract (Parcel GC_07)
Instrument No. 622905

REF.: Bentwood Country
Club Estates Section
Forty-Three
Cabinet H, Slide 59, PR

REF.: Bentwood Country
Club Estates Section
Thirty-Eight
Cabinet G, Slide 383, PR

REF.: Section 45
Bentwood Country Club
Estates Cabinet H Slide 66,
PR

Block 109
8 7 6

Current
City
Limits

ENCLAVE COURT

LINVILLE LANE

RIVIERA LANE

N45°21'33"E
110.61'

22.096 Ac.

Out of remainder of
54.872 Ac.
Inst. No. 201917169, OPR

**H. ZERBACH
SURVEY NO. 178
ABSTRACT No. 4210**

N81°51'20"E
59.94'

S08°08'40"E
130.00'

405.09'
S00°04'28"W

330.00'

N89°55'32"W

**C. BERBERICH
SURVEY NO. 177
ABSTRACT No. 52**

Ref.: Remainder of
54.872 Ac.
Inst. No.
201917169, OPR

REF.: Certain 211.67 Acre Tract
Thomas W. Nasworthy et ux
To Terrell C. Sheen
Instrument Number 607655

Ref.: Remainder of 18.753 Ac.
Inst. No. 202114741, OPR

N89°55'32"W
9.44'

CLUB HOUSE LANE

N00°04'28"E
190.00'

S00°04'28"W
10.00'

Point of Beginning

379.44'

N89°55'32"W
190.56'

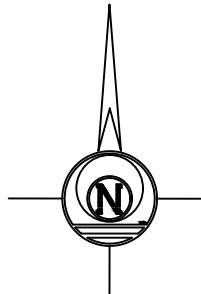
N89°55'32"W
Ref.: Remainder of
54.872 Ac.
Inst. No. 201917169, OPR

N89°55'32"W
50.34'

N00°04'28"E
10.00'

Current
City
Limits

REF.: Certain 211.67 Acre Tract
Thomas W. Nasworthy et ux
To Terrell C. Sheen
Instrument Number 607655



SCALE: 1"= 200'

0 100 200 400
GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on
the Texas Coordinate System -
Central Zone.
Distances shown are surface horizontal.

SKG

ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skge.com
PHONE: 325.655.1288
FAX: 325.657.8189

**PROPOSED ANNEXATION
OF 22.096 ACRES**

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.

24-E-0001