



Planning Commission
7/15/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on July 15, 2024 at 9:00 AM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. Consent Agenda

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

- A. **Meeting Minutes:** Consider approving the meeting minutes from May 20, 2024.
- B. **Meeting Minutes:** Consider approving the meeting minutes from June 17, 2024.
- C. **RP24-09 Arlington Heights (SMD#3):** Request for approval of a plat for two RS-1 Single Family lots that have received lot size and set back variances from the Zoning Board of Adjustment.

III. Regular Agenda

A. **Rezoning and Comprehensive Plan Amendments**

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

- 1. **Z24-05 W Houston Harte Expy (SMD#6):** Request to rezone from Low Rise Multi-Family Residential (RM-1) to General Commercial (CG).
- 2. **Z24-06 Bentwood Country Club:** Request to zone a 22.096-acre tract located east of Riviera Ln and Clubhouse Ln to Single-family Residential (RS-1) in conjunction with an annexation.
- 3. **PD24-04 Shriner's Point (SMD#2):** Request to rezone property on the 1000 block of East 40th Street from Single-Family Residential (RS-1) to a Planned Development District (PD24-04) with a base zoning of RS-1.
- 4. **PD02-01 Amendment 1326 The Crossing Avenue (SMD#1):** Request to amend PD02-01, 1st R/P of Lot 1 BLK 1 Sec. 3 Tract 4 (1326 The Crossings Ave.) to include 2.973 acres for Safety Services facility.

B. **Conditional Uses**

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

1. **CU24-20 418 S Adams (SMD#5):** Request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district.
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2. **CU15-03 Amendment SAISD (SMD#4):** Request to amend Conditional Use CU15-03 to add an additional lot on the approved concept plan for portable school buildings on a residential lot located at 302 Cottonwood.

C. **Subdivision Plats**

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

1. **FP24-13 Los Lomas Addition (SMD#1):** 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, including a variance request for paving width.
2. **RP24-08 Scott-Scherz Subdivision (SMD#3):** Request for approval of the First Replat of Block 1 Scott-Scherz Subdivision being all of Lot 1 and the west 2500 sq. ft. of Lot 2 Block 1 plus 7,565 sq. ft. of abandoned N. Sellers Street R-O-W and a variance on paving width of 22 feet.
3. **RP24-10 Avondale Addition Block 6 (SMD#4):** Request to replat Avondale Addition Block 6, Lots 30-33 in the two-family (RS-2) zoning district located at approximately 1628 to 1640 Beacon Street, and a request for a variance on N Marie Street for no curb and gutter. Administrative variances were granted for paving width on both Beacon and N Marie Street.
4. **RP24-11 Frary's Addition Block 4 (SMD#3):** Request to subdivide property into two lots located at the southwest corner of Harris Ave. and E Beauregard Ave. creating two lots for new construction in an infill area.
5. **RP24-12 Lasker's Addition Block 15, Lots 8-10 (SMD#4):** Request to replat of a property at approximately 1621 N Chadbourne from three lots into two lots with RM-1 Low-rise Multifamily zoning and a Historical Overlay zoning located at 1621 N Chadbourne.

D. **Sign Variances**

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

1. **SV24-01 5205 S US Hwy 87 (SMD#1):** A request for a sign variance to Section 12.04.005 (a) 1. (B) the Multi-family height limited to 8' to allow a 16' sign in RM-1 zoning district located at 5205 S Bryant.

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, August 19, 2024, at 2:00 pm** 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 11th day of July 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.

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RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, May 20, 2024, 9:00 A.M.

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

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

I. Call to Order

Chair Stribling called the meeting to order at 9:00 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 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.

The Chair opened public comment.

Public comment was made asking about having another short-term rental within 300 ft of 2802 Houston. STR rules were explained by Chair Stribling.

The Chair closed public comment.

*Commissioner Davis moved to **approve** all items under the consent agenda, seconded by Commissioner Pool. This motion carried 5-0.*

III. Regular Agenda

A. Subdivision Plats

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

1. 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.

Director Vannoy presented this request with staff recommending approval with six conditions and four notes. A discussion about the location of the required street is had.

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

*Vice Chair Uherik gave a motion to **approve** the request. Commissioner Self seconded this motion, which then was carried 5-0.*

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.

Director Vannoy presented this request with staff recommending approval with four conditions and two notes. Variance requests were not received for upgrading the roads to city standards. A new approach may be required off of Grape Creek or an access agreement. A sidewalk waiver has not been received by staff to date.

The Chair opened public comment.

Russell Gully with SKG Engineering stepped forward. Mr. Gully would like to request a 30-day waiver or extension to allow for a variance request for paving width.

The Chair closed public comment.

Vice Chair Uherik gave a motion for a 30-day waiver request from the applicant. Commissioner Pool seconded this motion, which then was carried 5-0.

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.

Director Vannoy presented this request with staff recommending approval with three conditions. There is a sidewalk waiver request that is under consideration at this time.

The Chair opened public comment.

Russell Gully with SKG Engineering stepped forward and requested this case before approved as presented.

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 5-0.*

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.

Principal Planner Bailey presented this request with the staff recommending approval. The applicant would like to build a daycare center on this lot. Staff recommended approval.

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

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

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.

Planner Lineberry presented this request to the Commission. Staff has received concerns from the surrounding neighborhood that changing the zoning opens the area to any type of commercial business, not just storage units. Staff would like the opportunity to work with the applicant on a Planned Development or recommend denial.

Discussion with Assistant City Attorney Dyson and Commissioners on possibility of the item being tabled until June rather than denied.

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

*Commissioner Davis gave a motion to **table** the request to allow Staff time to work with the applicant to address concerns. Vice Chair Uherik seconded this motion, which then was carried 5-0.*

2. 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.

Planner Reed presented this request with staff recommending approval as presented.

The Chair opened public comment.

James Baker, owns the property adjacent, and is not opposed of this rezoning.

The Chair closed public comment.

*Commissioner Self gave a motion to **approve** the request as presented. Vice Chair Uherik 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. CU24-08 1601 Kansas Ave (SMD#1): A request for a Conditional Use for a Short-Term Rental located at 1601 Kansas Ave.

Planner Reed presented this request to the Commission, which is a new short-term rental at this location. They were approved previously but allowed the Conditional Use to expire. They have yet to operate as they were renovating the house. Zero in favor and two in opposition were received. Staff recommended approval with three conditions.

The Chair opened public comment.

Rachel Anderson stepped forward as the operator and requested the board approve as presented.

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.*

2. CU24-09 2650 University Ave (SMD#5): A request for a Conditional Use for a Short-Term Rental located at 2650 University Ave.

Planner Lineberry presented this request to the Commission, which is a new short-term rental at this

location. One in favor and seven in opposition were received. Staff recommended approval with three conditions.

The Chair opened public comment.

Claire Pederson the owner stepped forward and requested approval as presented. Mrs. Pederson had some information on short-term rentals in general helping a community and a few positive neighbor comments from her other short-term rental.

A few neighbors stepped forward in opposition. They do not want a revolving door of people next to them.

Chair Stribling discussed the short-term rental procedures.

The Chair closed public comment.

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

3. CU24-10 2422 Lindenwood Dr (SMD#5): A request for a Conditional Use for a Short-Term Rental located at 2422 Lindenwood Dr.

Principal Planner Bailey presented this request to the Commission, which is a new short-term rental at this location. Zero in favor and five in opposition were received. Staff recommended approval with three conditions.

Assistant City Attorney Dyson discussed with the Commission about HOA/Deed restrictions.

The Chair opened public comment.

Allie Jacobs, the owner stepped forward to answer any questions.

A neighbor stepped forward in opposition.

The Chair closed public comment.

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

4. CU24-11 417 W 49th St (SMD#2): A request for a Conditional Use for a Short-Term Rental located at 417 W 49th St.

Director Vannoy presented this request to the Commission, this was a previous short-term rental but it expired which means the process is re-started at this location. Two in favor and zero in opposition were received. Staff recommended approval with three conditions.

The Chair opened public comment.

A neighbor stepped forward in support of this request.

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 5-0.*

5. CU24-12 1009 Rio Grande St (SMD#5): A request for a Conditional Use for a Short-Term Rental located at 1009 Rio Grande St.

Director Vannoy presented this request to the Commission, which is a new short-term rental at this location. Three in favor and zero in opposition were received. Staff recommended approval with three conditions.

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

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

D. Discussion items and direction request

1. Discussion of Battery Storage and What Zoning It Should Fall Under

Director Vannoy stepped forward to inform the Commission that Staff is starting to look at what zoning battery storage would be allowed under. The Commission agreed it is something Staff should research and present at a later date.

2. Discussion of Cultural District Expansion

Principal Planner Bailey stepped forward and informed the Commission that Staff has started looking at expanding the Cultural District. A committee has started to meet and discuss guidelines.

IV. Public Comment

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

The Chair opened public comment.

Jamal stepped forward to discuss short-term rentals and an enforcement officer.

The owner of 3834 Old Post Rd stepped forward and requested the police and citizens need to be educated on short-term rentals.

The Chair closed public comment.

V. Planning Director's Report

Director Vannoy mentioned that Planning Staff has been working hard on short-term rental enforcement.

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 **June 17, 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 11:10 am.

Travis Stribling, Chairman

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RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, June 17, 2024, 9:00 A.M.

Board Present: Luke Uherik, Vice Chair
Brittany Davis
Kandi Pool
Trinidad Aguirre

Staff Present: 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

Vice Chairman Uherik called the meeting to order at 9:03 am and recognized a quorum of 4.

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 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.

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

*Commissioner Aguirre moved to **approve** all items under the consent agenda, seconded by Commissioner Pool. This motion carried 4-0.*

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.

Planner Reed reminded the board this was presented last month and received a 30-day waiver to request variances. Planner Reed presented this request with the variance requests, staff is recommending approval with three conditions and two notes.

Vice Chair opened public comment.

Jack Downey with SKG Engineering stepped forward to answer any questions and ask for approval as presented.

Vice Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 4-0.*

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.

Planner Reed presented this request stating that it does not meet the width required in the Ranch & Estate (R&E) zoning. The applicant is here and may request a 30-day waiver.

Vice Chair opened public comment.

Erica Wilde with Wilde Surveying and Engineering stepped forward and requested the board grant a 30-day waiver to allow the applicant to go to Zoning Board of Adjustment.

Vice Chair closed public comment.

*Commissioner Pool gave a motion to **grant 30-day waiver** as requested. Commissioner Davis seconded this motion, which then was carried 4-0.*

Jump to C.4

B. Rezoning 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.

Planner Lineberry stated the applicant has asked to withdraw this request.

No motion as request was withdrawn.

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.

Planner Lineberry presented this request to the Commission, which is a new short-term rental at this location. One in favor and one in opposition were received. Staff recommended approval with three conditions.

Vice Chair opened public comment.

Sarah McDonald stepped forward as the operator and requested the board approve as presented.

Vice Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Pool seconded this motion, which then was carried 4-0.*

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.

Planner Lineberry presented this request to the Commission, which is a new short-term rental at this location. Zero in favor and two in opposition were received. Staff recommended approval with three conditions.

Vice Chair opened public comment.

Dean Martinez, the owners directly behind the applicant, stepped forward and are against this short-term rental. The board members explained the process for complaints.

Vice Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 4-0.*

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.

Planner Lineberry presented this request to the Commission, which is a new short-term rental at this location. Zero in favor and one in opposition were received. Staff recommended approval with three conditions.

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

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Pool seconded this motion, which then was carried 4-0.*

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.

Director Vannoy commented after the motion of regular agenda item A.2 Los Lomas Addition that this request has been withdrawn at the applicant's request. Director Vannoy asked Vice Chair Uherik to move to this item in case there were citizens in the audience waiting to speak on the item.

Vice Chair asked if any citizens were present for this case. As there were some, Vice Chair Uherik let them know the case had been withdrawn.

No motion as request was withdrawn.

D. Discussion items and direction request

1. Discussion of Cultural District Expansion

Principal Planner Bailey updated the board with more information on how the committee is moving forward with the expansion.

Vice Chair opened public comment.

Jamal stepped forward stating this was a great conversation about preserving the area but his concern is would the current buildings be grandfathered in or be made to bring their building up to the new standards. Commissioner Davis commented that it would only be made to come up to standards if there is a change in occupancy or major change to property.

2. Bentwood Annexation

Planner Lineberry informed the board that there is a petition to annex in 22.096 acres. The zoning should be coming forward in the next meeting.

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

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.

Vice Chair opened public comment.

Jamal stepped forward to discuss short-term rentals and how it might play out. His other concern is how many board members are in the same industry.

Mike Bradley stepped forward to discuss his carport permit denial and request the board re-visit the open structure overlay to extend it. Director Vannoy explained the original purpose of the open structure overlay. The board asked Staff to research a possible expansion or if the criteria needs to be updated.

The Chair closed public comment.

V. Planning Director's Report

Director Vannoy gave an update about a request for a committee to look at the historic guidelines and if they need to be updated.

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 **July 15, 2024** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Davis moved to adjourn, seconded by Commissioner Pool, passes 4-0. The meeting adjourned at 9:54 am.

Luke Uherik, Vice Chairman

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

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PLANNING COMMISSION – July 15, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat RP24-09		First Replat in Arlington Heights RP24-09	
SYNOPSIS:			
The applicant has requested approval of a Final Plat for the First Replat In Arlington Heights RP24-09.			
LOCATION:		LEGAL DESCRIPTION:	
600 Era Street		First Replat in Arlington Heights	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD # 3 Harry Thomas Belaire Neighborhood	Single Family Residential (RS-1)	Neighborhood	0.374 acres
THOROUGHFARE PLAN:			
Fulton – A Local road requiring 50 ft. of right-of-way (60 ft. present) and 40 ft. of paving with no sidewalk (36 ft. existing.) Era Street - Minor Collector with existing road meeting or exceeding requirements - 78 ft. of right -of-way; 40 ft. of paving			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the First Replat of Arlington Heights RP24-09 with two conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Leroy Keen Petitioner: SKG Engineering			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat create two lots out of one older platted lot. The two homes on this lot are being divided each onto their own lot. The division went to the Zoning Board of Adjustment in June of 2024 and received two variances per new lot for setbacks of 15 feet instead of the required 25 feet and a second front yard off of Fulton for the double frontage lot on Era/Fulton. Both lots have the minimum lot size. These variances make the platted lots in compliance. This area is in the older section of town where the original lots were over sized by today's standards.

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, install necessary water and wastewater service lines to each new lot. (Land Development and Subdivision Ordinance, Chapter III.8.2 & Chapter 12.A.1)

Notes:

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

2021 International Fire Code, Section 507.5, and Appendix D

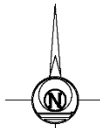
Attachments:

Aerial Map

Final Plat

Notification Map'

Zoning Map



SCALE: 1"= 30'

0 15 30 60

GRAPHIC SCALE - FEET

BEARINGS RECITED HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BY GPS OBSERVATION. DISTANCES SHOWN ARE SURFACE HORIZONTAL.

LEGEND:

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 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

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 Leroy Keen in the capacity shown. _____

Notary Public, State of Texas _____

REF.: Block 4, Annheaven
Terrace Subdivision
Volume 1, Page 409 PR

18 17 16

20' Alley
EAST 78.00'

Ed. 2" Wtl. Fence Corner 80.00'

REF.: 80'X308.7
Instrument No. 622703 CPR

NORTH 208.71'

117.71'

117.71'

78.00'

91.00'

91.00'

15' Building Line

15' Building Line

WEST 78.00'

80.00'

FULTON STREET
60' R.O.W.

ERA AVENUE
60' R.O.W.

1
2

**FIRST REPLAT IN
ARLINGTON HEIGHTS**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Leroy Keen

DESCRIPTION: Being 0.374 acre of land described and
recorded in Instrument No. 729405, Official Public Records of
Tom Green County, Texas, out of the southwest corner of
that certain 18.18 acre tract called "T. K. Proctor" Arlington
Heights per the plat described and recorded in Volume 67,
Page 156, Deed Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
I, Leroy Keen, do hereby adopt this plat as the subdivision
of my property.

Leroy Keen
Owner

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-0581

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skg.com

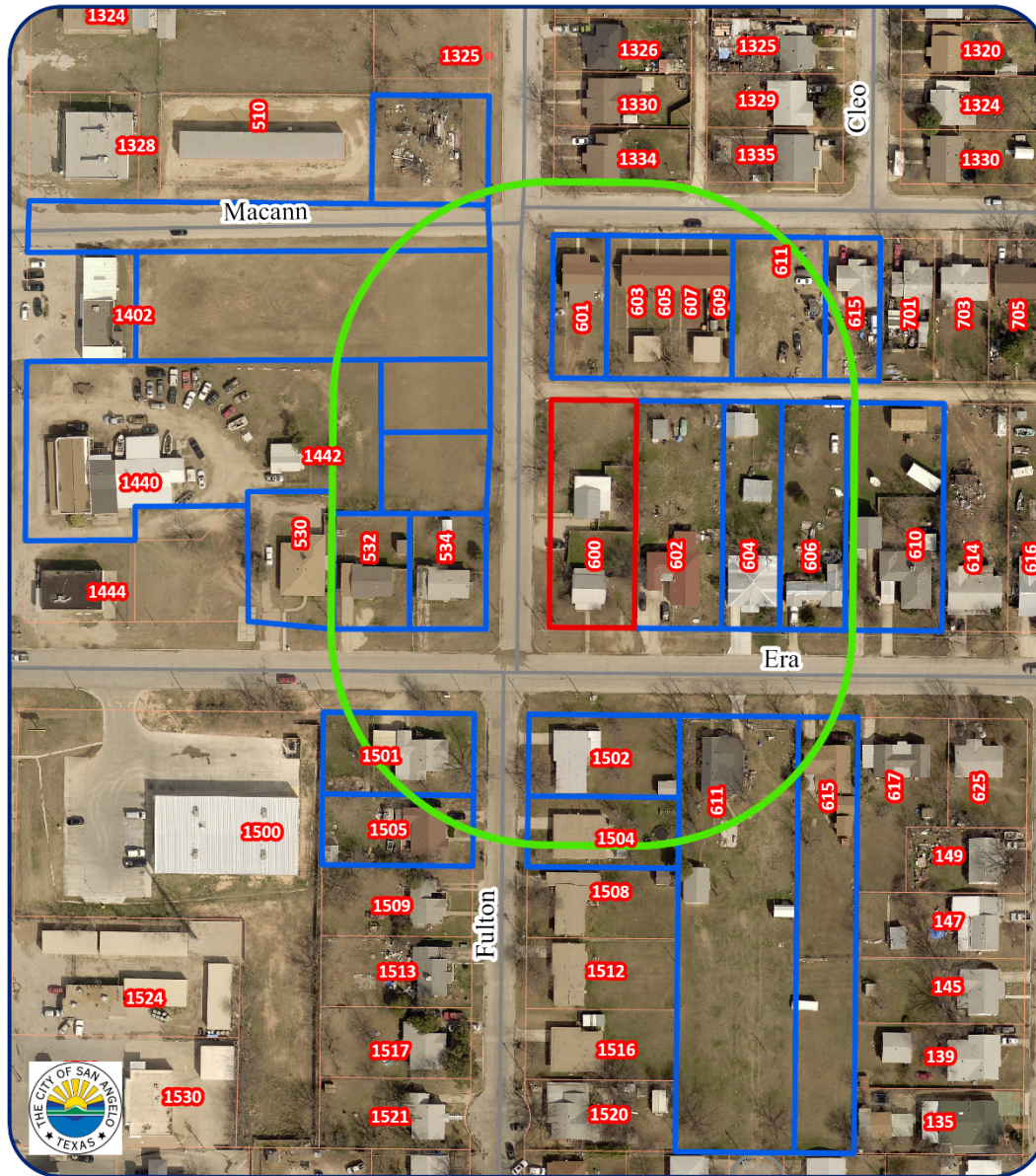
PHONE: 325.656.1286
FAX: 325.657.8189



Aerial Map
RP24-09 Arlington Heights
Council District: #3 Harry Thomas
Neighborhood: Belaire
Scale: 0.00 0.01 0.03 0.04 0.06
Miles

Subject Properties: —

N
▲



**200' Notification Map
 RP24-09 Arlington Heights**

Council District: #3 Harry Thomas

Neighborhood: Belaire

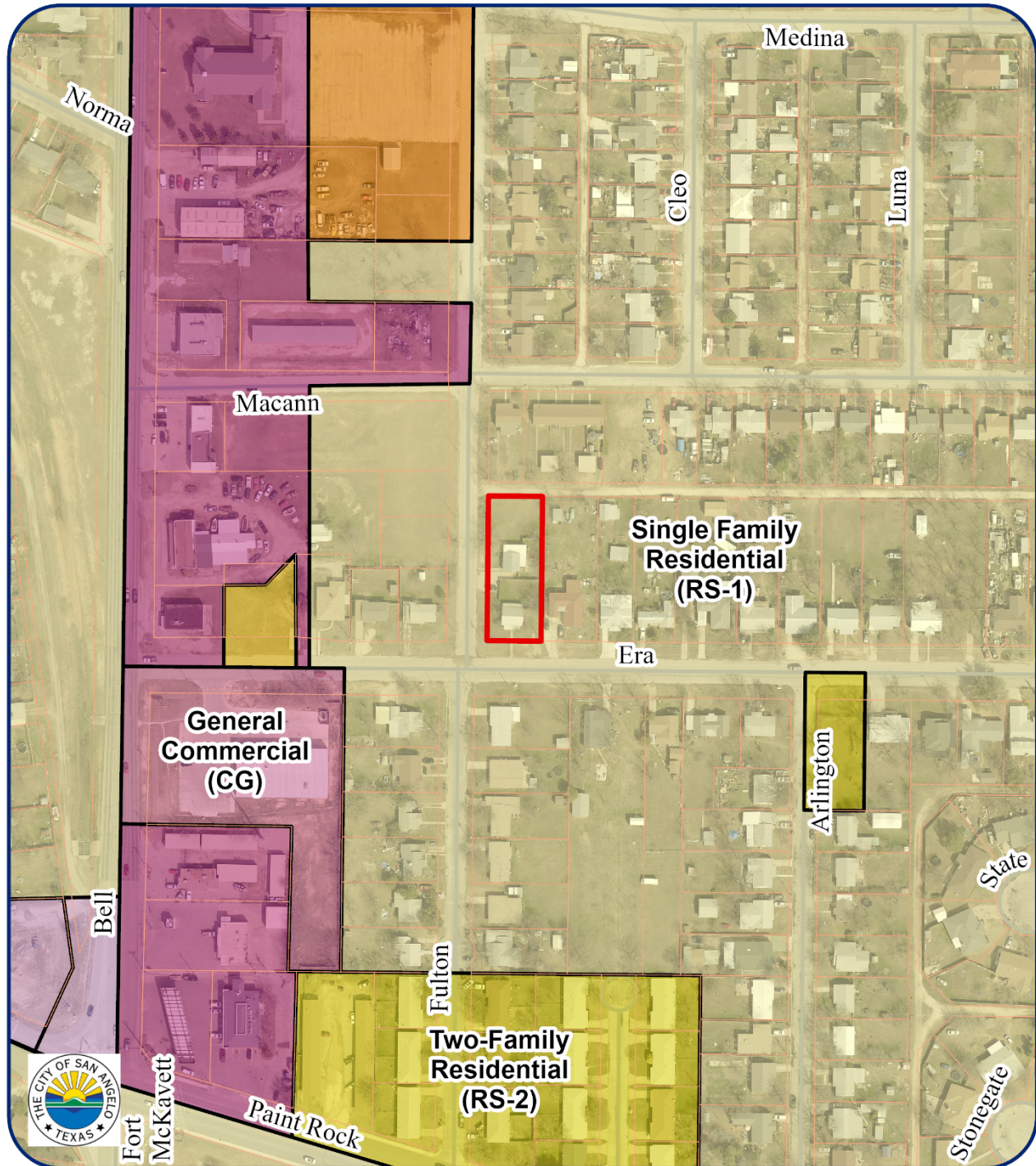
Scale: 0 0.00 0.01 0.02 0.03 0.04
 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





Zoning Map RP24-09 Arlington Heights

Council District: #3 Harry Thomas
Neighborhood: Belaire

Scale: 0.00 0.01 0.03 0.04 0.06
Miles

Subject Properties:



N





STAFF REPORT - Z24-05

City Council 1st reading: August 19, 2024

City Council 2nd reading: September 17, 2024

APPLICATION TYPE:		CASES:	
Rezoning		Z24-05: W Houston Harte Expy.	
SYNOPSIS:			
The applicant has submitted a request to the Planning Staff for a rezoning from Low Rise Multi-Family Residential (RM-1) to General Commercial (CG). This area is mainly commercial, with residential neighborhoods nearby. The existing Vision Plan identifies this area as Commercial, and the rezoning to CG is in keeping with the future land use designation. Extending General Commercial along W Houston Harte Expy. Frontage Rd. is a reasonable extension of the commercial zoning expected along a highly traveled freeway.			
LOCATION:		LEGAL DESCRIPTION:	
Generally located southwest of the intersection of Melrose Ave. and W Houston Harte Expy. Frontage Rd.		Abst: A-3944 S-0001, Survey: A E White, 1.524 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bluffs Neighborhood	Low Rise Multi-Family Residential (RM-1)	Commercial	1.524 ac
NOTIFICATIONS:			
9 notifications for Z24-05 were mailed within a 200-foot radius on June 27, 2024. 1 responses against and none in favor have been received.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from Low Rise Multi-Family Residential (RM-1) to General Commercial (CG) for the property located along W Houston Harte Expy. Frontage Rd. and legally described as Abst: A-3944 S-0001, Survey: A E White, 1.524 acres.			
PROPERTY OWNER/PETITIONER:			
Applicant: Bryan Benson Blaco Real Estate LLC			
STAFF CONTACT:			
Sherry L. Bailey Senior Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Additional Information: This area is developing as a general commercial district along the W Houston Harte Expy. The General Commercial zoning district accommodates higher-intensity commercial uses, featuring larger trade areas, floor areas, and traffic generation compared to neighborhood commercial zones. Specific development standards under this zoning category include a floor-area ratio of 2.0, no maximum building height restriction, and a minimum lot area of 6,000 sq. ft. Other developments in the area include the Brown Honda of San Angelo, TLCA San Angelo High School, and the Bluffs neighborhood. The nearest residential use is approximately 160 feet to the west.

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.* The Comprehensive Plan identifies this area as Commercial. The proposal is in keeping with that use.
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.* This rezoning is compatible with the surrounding area. As noted, the properties in the vicinity are predominantly commercial, with residential neighborhoods nearby. Given its location along the W Houston Harte Expy., supporting commercial uses is ideal for through traffic.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* This lot is currently vacant and zoned for Low Rise Multi-Family Residential. With this rezoning, the potential land development would change to general commercial uses. The CG would allow for uses of a similar character as Brown Honda of San Angelo, which was built immediately to the southwest of the subject property in 2020.
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. Developing the property would provide a buffer between nearby residential neighborhoods and W Houston Harte Expy. Consideration during development will include stormwater management and revegetation with required landscaping.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* There are residential neighborhoods near this area that could benefit from commercial services. Additionally, commercial uses would serve those who travel in and out from the adjacent freeway.

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 lot is irregularly shaped and cannot be combined with additional vacant land, as the surrounding area is fully developed. Given the current commercial state of the area, residential development under the current zoning would not be suitable for the property. The rezoning and potential commercial buildout would provide additional commercial traffic and provides additional services to nearby residential neighborhoods.

Recommendation:

Staff recommends **APPROVAL** of a rezoning from Low Rise Multi-Family Residential (RM-1) to General Commercial (CG) for the property located along W Houston Harte Expy. Frontage Rd. and legally described as Abst: A-3944 S-0001, Survey: A E White, 1.524 acres.

Attachments:

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



Aerial Map
Z24-05 W Houston Hart Exp

Council District: #6 Larry Miller

Neighborhood: Bluffs

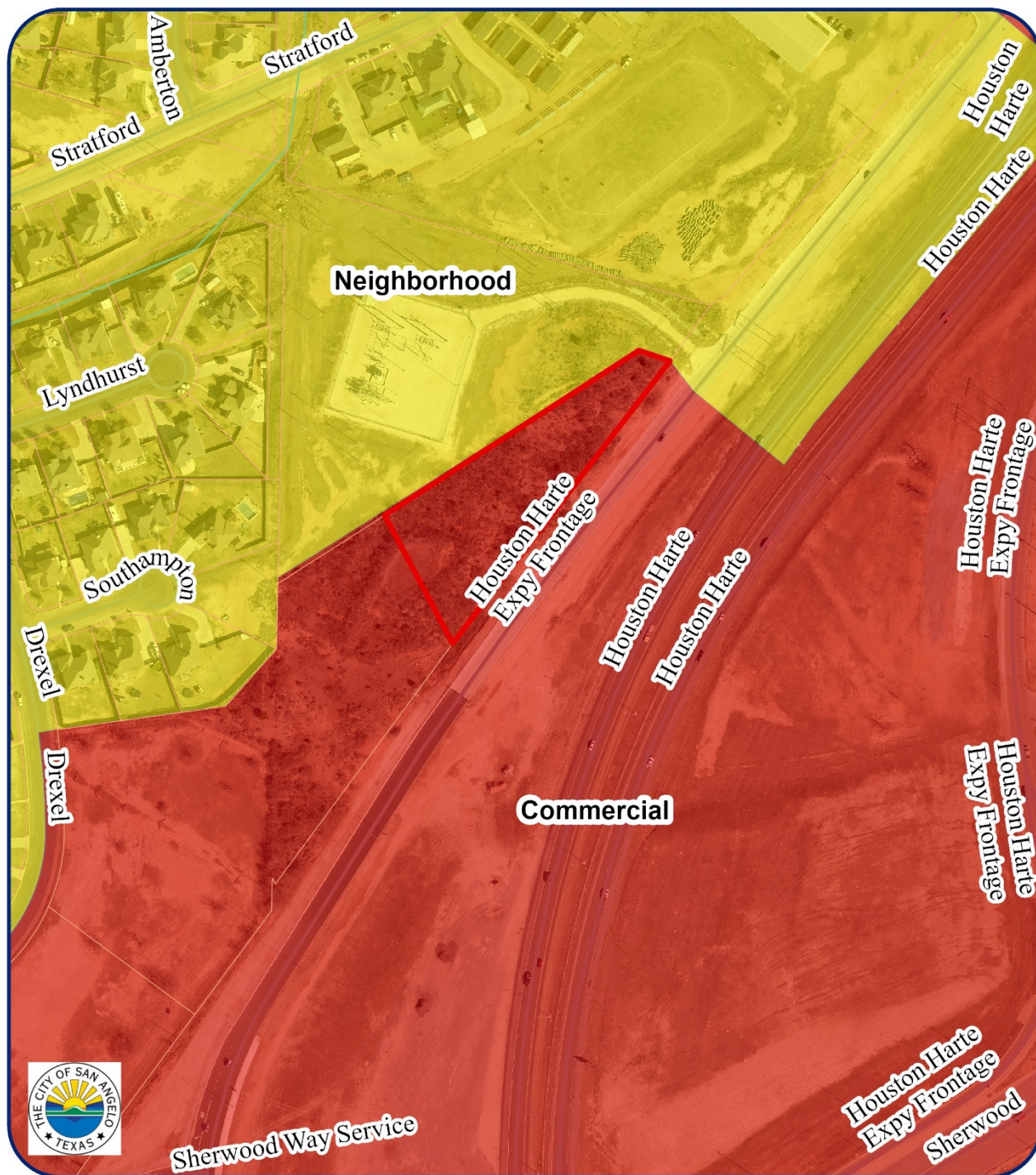
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Miles

Subject Properties:



N





Vision Map Z24-05 W Houston Hart Exp

Council District: #6 Larry Miller

Neighborhood: Bluffs

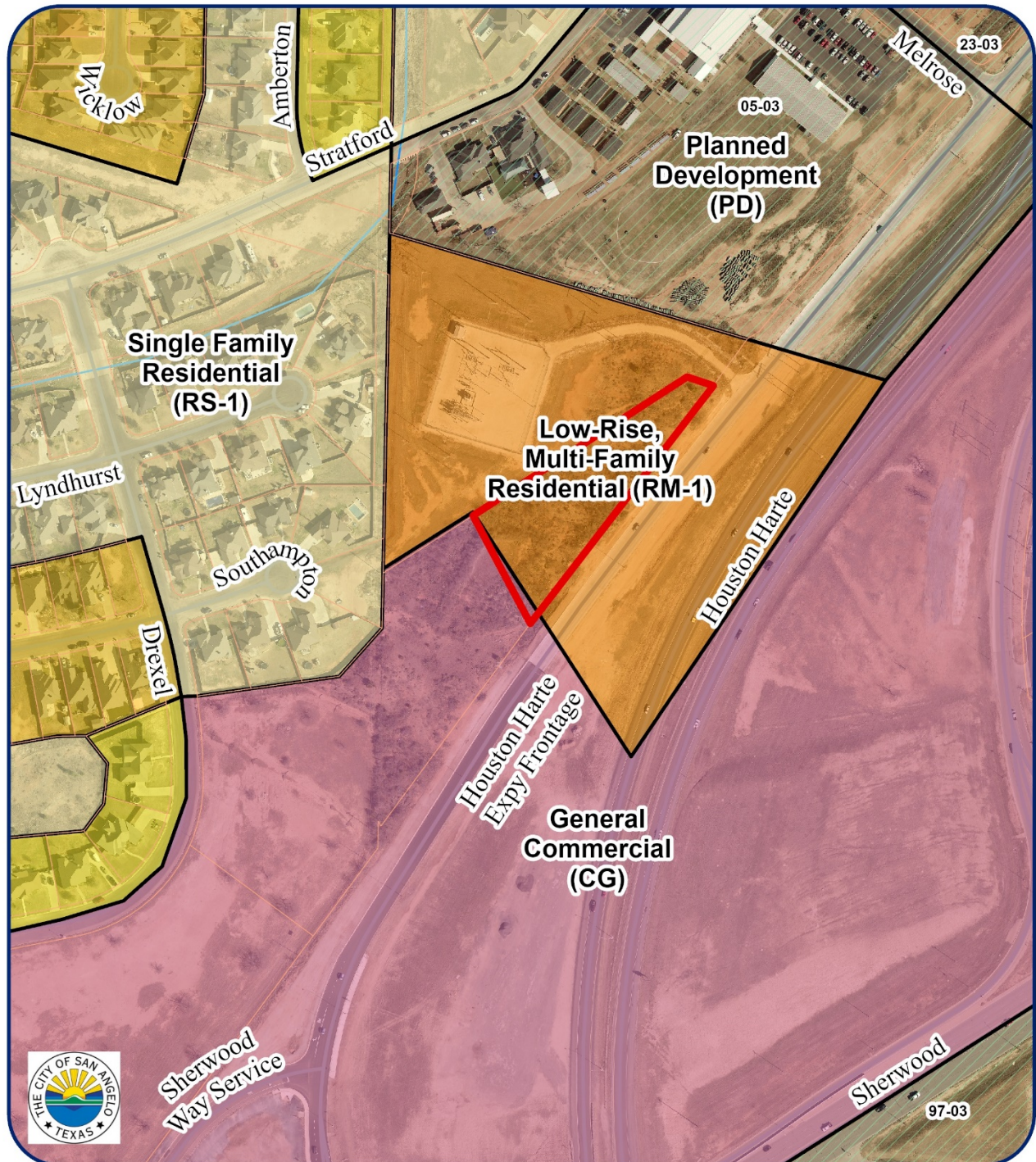
Scale: 0 0.01 0.02 0.04 0.06 0.08
Miles

Subject Properties:



N





Zoning Map Z24-05 W Houston Hart Exp

Council District: #6 Larry Miller

Neighborhood: Bluffs

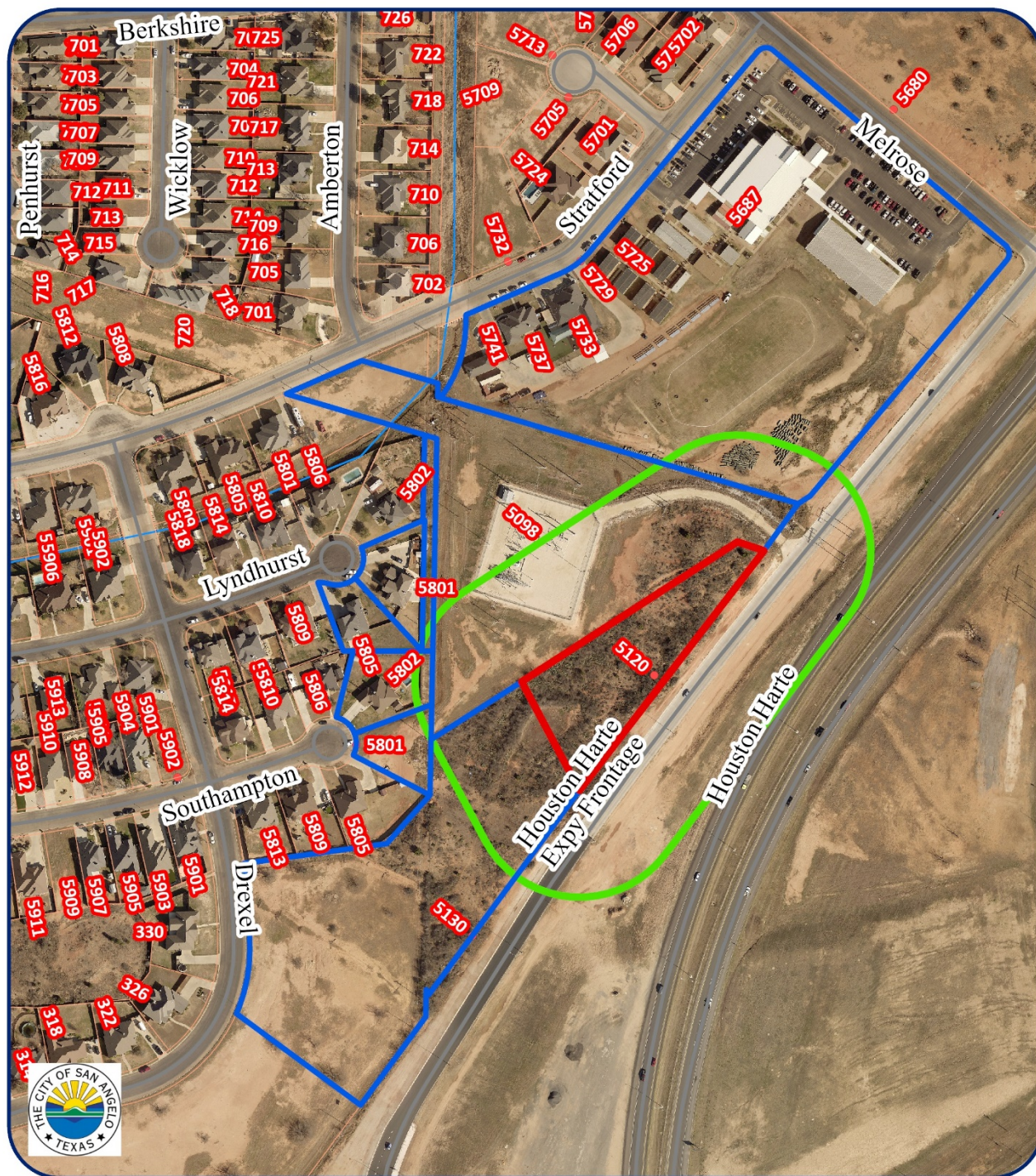
Scale: 0.00 0.02 0.04 0.06 0.08
Miles

Subject Properties:



N





200' Notification Map Z24-05 W Houston Hart Exp

Council District: #6 Larry Miller

Neighborhood: Bluffs

Scale: 0.00 0.02 0.04 0.06 0.08
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —







STAFF REPORT - Z24-06

Planning Commission: July 15, 2024

City Council 1st reading: August 19, 2024

APPLICATION TYPE:		CASES:	
Rezoning		Z24-06: Bentwood Annexation	
SYNOPSIS:			
A request to rezone 22.096-acre tract recently annexed in as Ranch & Estate (R&E) to Single-Family Residential (RS-1) located east of Riviera Ln and extending Clubhouse Ln east.			
LOCATION:		LEGAL DESCRIPTION:	
East of Riviera Ln and extending Clubhouse Ln to the East		Acres: 11.960, Abst: A-4210 S-0178, Survey: H ZERBACH & Acres: 10.130, Abst: A-0052 S-0177, Survey: C BERBERICK	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
FUTURE: SMD #1 – Tommy Hiebert Country Club Neighborhood	Existing – None Proposed: RS-1	Neighborhood	22.096
NOTIFICATIONS:			
40 notifications were mailed within a 200-foot radius on June 27, 2024. Received 2 in favor and 0 against.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL to rezone 22.096-acre tract recently annexed in as Ranch & Estate (R&E) to Single-Family Residential (RS-1) located east of Riviera Ln and extending Clubhouse Ln east.			
PROPERTY OWNER/PETITIONER:			
Applicant: Bentwood J.V. LLC Representative: Russell Gulley - SKG			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: This property will be annexed into the city and adding more single-family homes.

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. Given the existing RS-1 currently in the area, the proposal is in keeping with that use.
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.* The proposed use is compatible with the surrounding area.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* This area has been vacant and adding single-family homes will help the community to grow.
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.* Housing is a community need.
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** to rezone 22.096-acre tract recently annexed in as Ranch & Estate (R&E) to Single-Family Residential (RS-1) located east of Riviera Ln and extending Clubhouse Ln east.

Attachments:

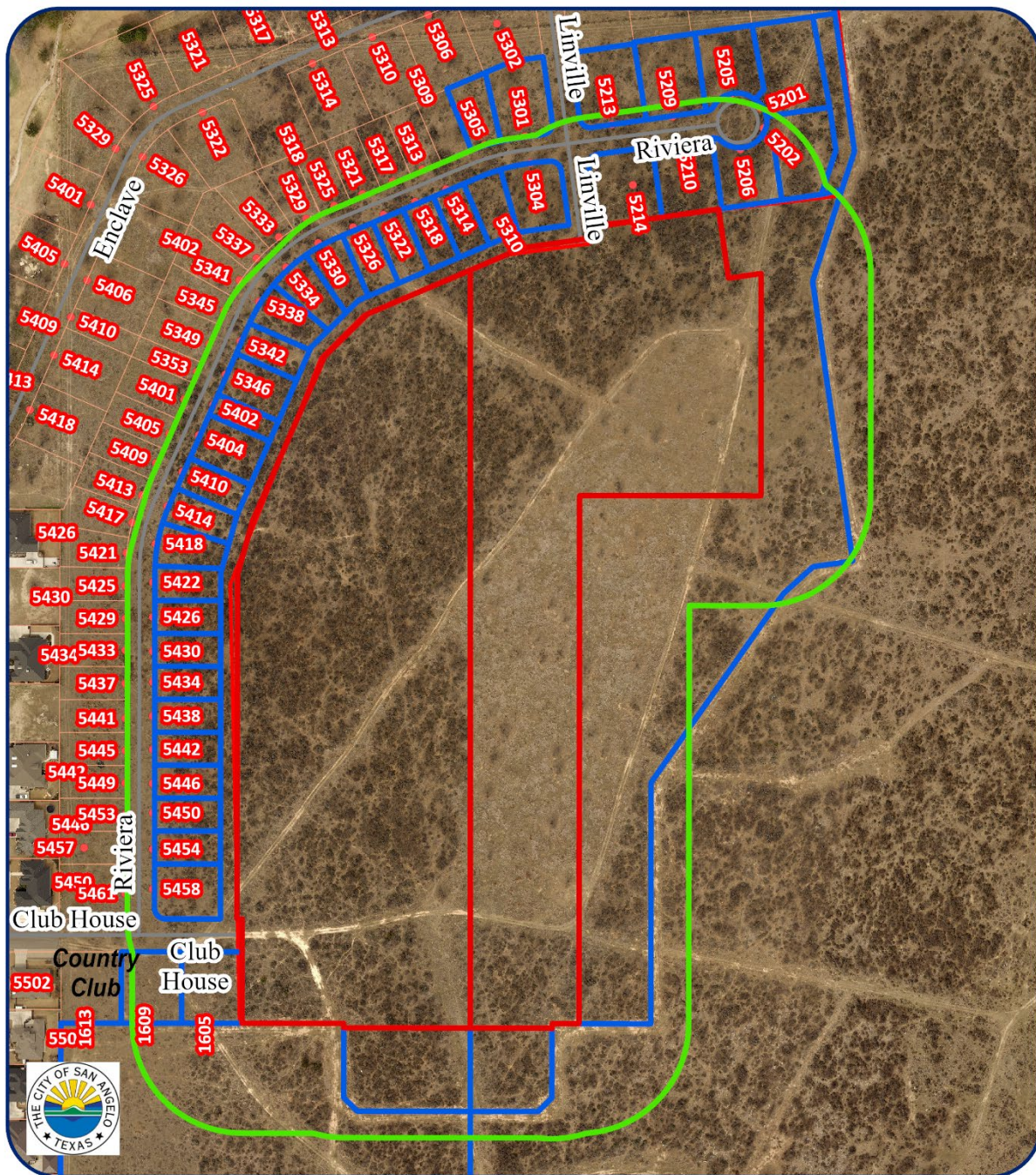
Aerial Map
Notification Map
Zoning Map
Preliminary Plat

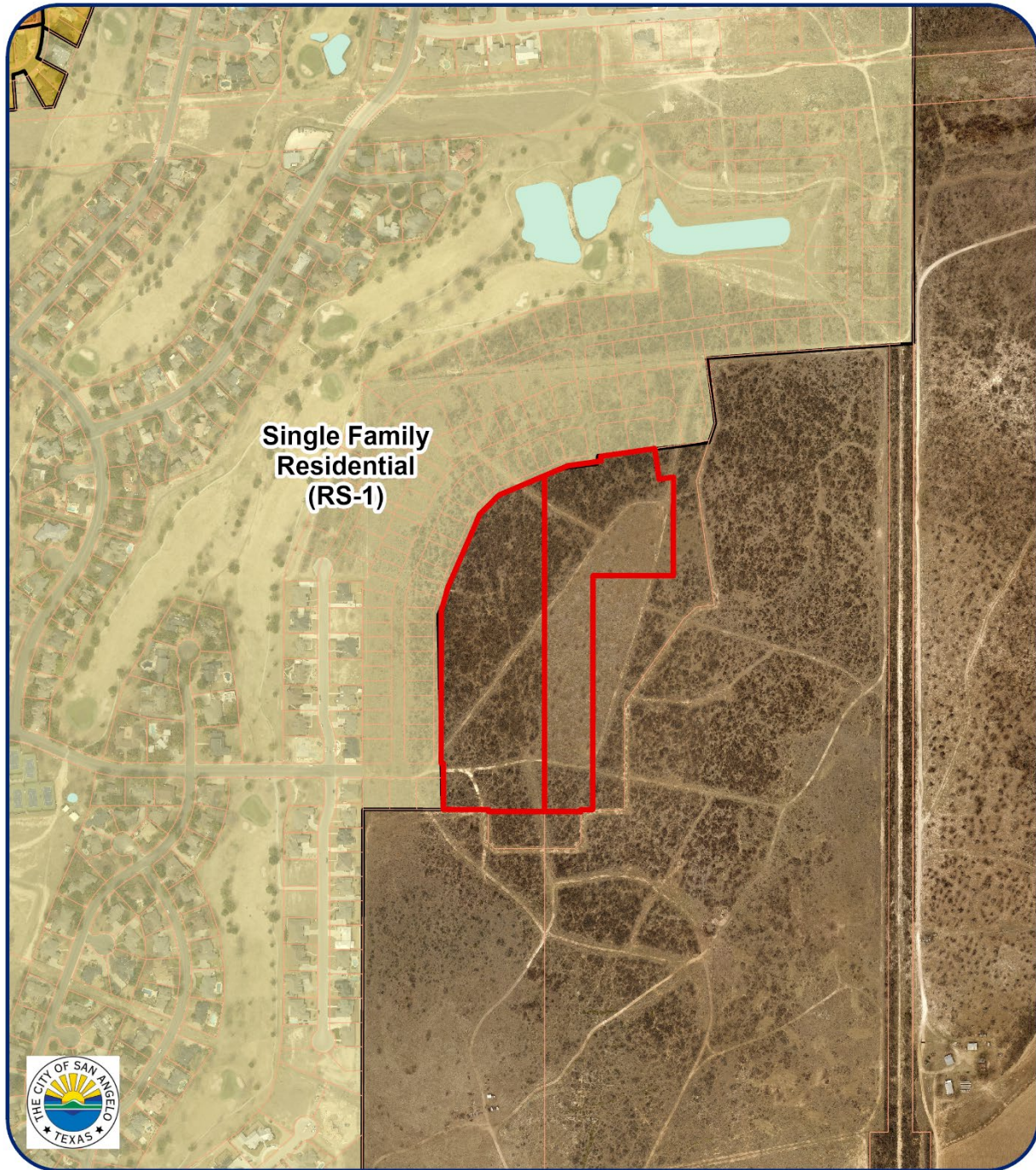


Council District:
Neighborhood: Country Club

Subject Properties: _____







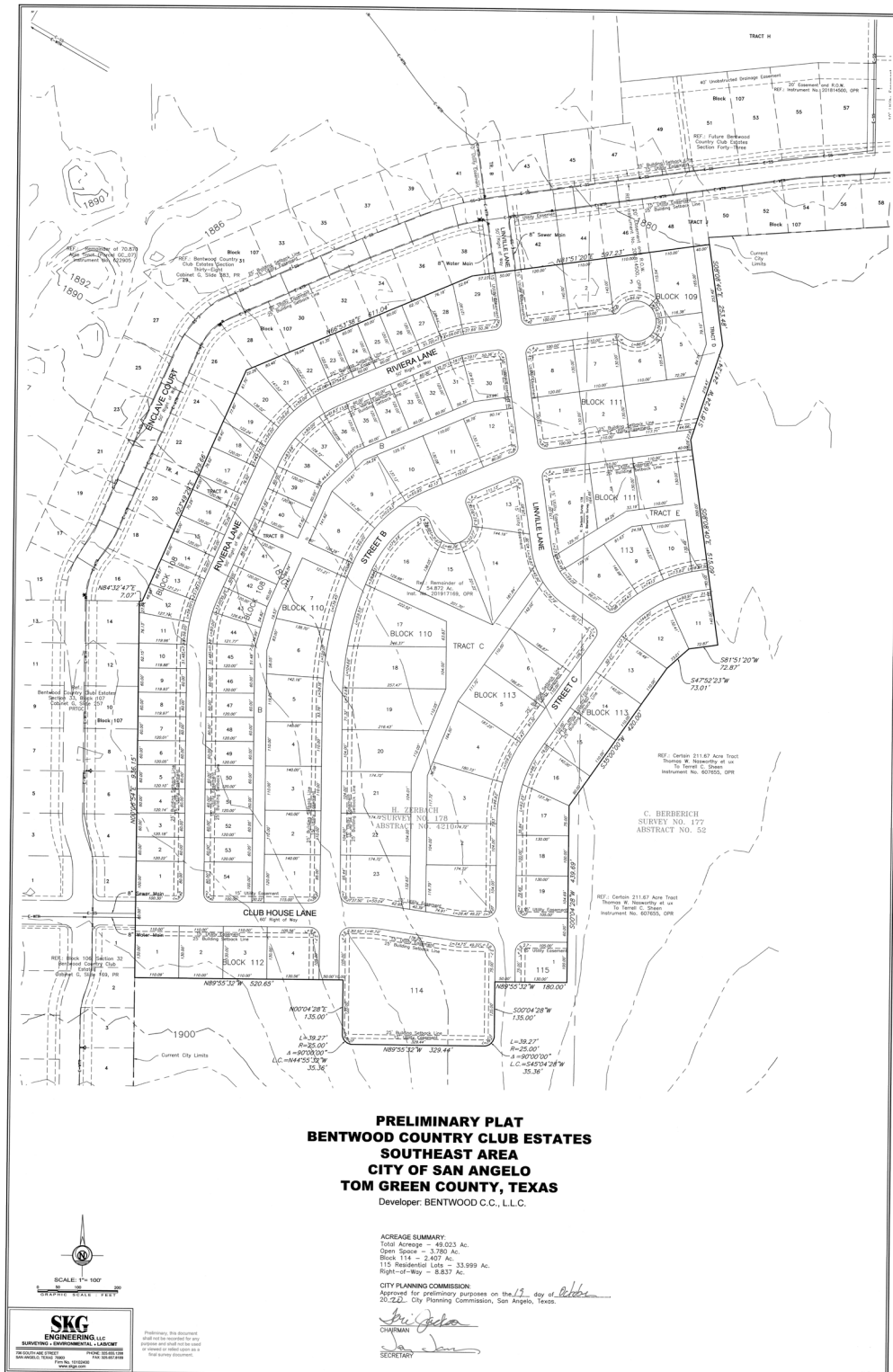
Zoning Map
Z24-06 - Rezoning Bentwood

Council District:
Neighborhood: Country Club

Scale: 0 0.05 0.1 0.15 0.2
Miles

Subject Properties:







STAFF REPORT - PD24-04

Planning Commission: July 15, 2024

City Council 1st reading: August 19, 2024

APPLICATION TYPE:		CASES:	
Zoning/Planned Development		PD24-04: Shriner's Point	
SYNOPSIS:			
A request for approval of a zone change from Single-family Residential (RS-1) to a Planned Development District (PD24-04) with a base zoning of Single-Family Residential (RS-1) to allow for a new residential subdivision with smaller setbacks and a higher floor-area ratio. These regulations are described in "Exhibit "A".			
LOCATION:		LEGAL DESCRIPTION:	
Generally located at the 1000 block of East 40 th Street		Acres: 11.185, Abst: A-7985 S-0182, Survey: JIM FARR, 11.185 ACRES Acres: 11.140, Abst: A-7985 S-0182, Survey: JIM FARR, 11.140 ACRES Shriner's Point, Section 1, Block 2, Tracts 1-6	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Lake View Neighborhood	Existing: RS-1 Proposed: PD	Neighborhood	23 acres
NOTIFICATIONS:			
50 notifications were mailed within a 200-foot radius on June 27, 2024. No responses have been received at time of writing.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a zone change from Single-family Residential (RS-1) to a Planned Development District (PD24-04) with a base zoning of Single-Family Residential (RS-1) to allow for a new residential subdivision with smaller setbacks and a higher floor-area ratio.			
PROPERTY OWNER/PETITIONER:			
Applicant: Wilde Engineering and Surveying, LLC			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, ext 1550 austin.reed@cosatx.us			

Additional Information: Most of the proposed District has only been preliminary platted thus far and will follow new internal streets south from East 40th. A zoning variance (ZBA22-23) was previously approved to decrease 20 double frontage lots' side setbacks to 10 feet. Now, a PD has been determined to be the most appropriate tool for adjusting setbacks over the entire subdivision. Namely, the PD sets front yards at 20 instead of 25, rear yards at 15 instead of 20, double frontage sides at 5 feet, and increases the floor-area ratio from .4 to .5. A base zoning of RS-1 seemed to best match the intent of the development. This District will cover roughly 130 lots as currently proposed.

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 for this area is entirely "Neighborhood", so this Planned Development is consistent and compatible with that vision.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed District will not conflict with the spirit of the Zoning Ordinance. Adjusting setbacks on corner lots is not unusual for the City, and the decreased setbacks are being diffused between the front and rear as to maintain the intent of the 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.** All surrounding land is residential in nature and most of it lies on large or vacant lots. Therefore, the proposed subdivision and Planned Development District will not have adverse effects on the land in any direction.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** This land is vacant and due to community needs, a Planned Development district would best facilitate development.
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 applicant will be required to closely work with Operations on things like detention ponds to ensure that there is no harmful effect on the natural environment.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** There has been a continually demonstrated community need for housing. With most lots at minimum size and with any future infill being confined to a certain vicinity, maximizing buildable area (particularly on corner lots) can help promote the development of 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.** The property in question is well suited for the proposed District and will follow a logical and orderly pattern of development.

Exhibit “A”: Applicable Regulations

1. Except as otherwise specified, the development of the subject property shall generally conform to the Single-Family Residential (RS-1) Zoning District standards.
2. The following development standards shall apply:

Development Standard	Proposed PD
Minimum Lot Area (sq. ft.)	5,000
Minimum Lot Dimensions (width x depth in feet)	50x100
Minimum Front Yard (feet)	20
Minimum Interior Side Yard (feet)	5
Minimum Double Frontage Side Yard (ft)	5
Minimum Rear Yard (feet)	15
Maximum Floor Area Ratio	.50

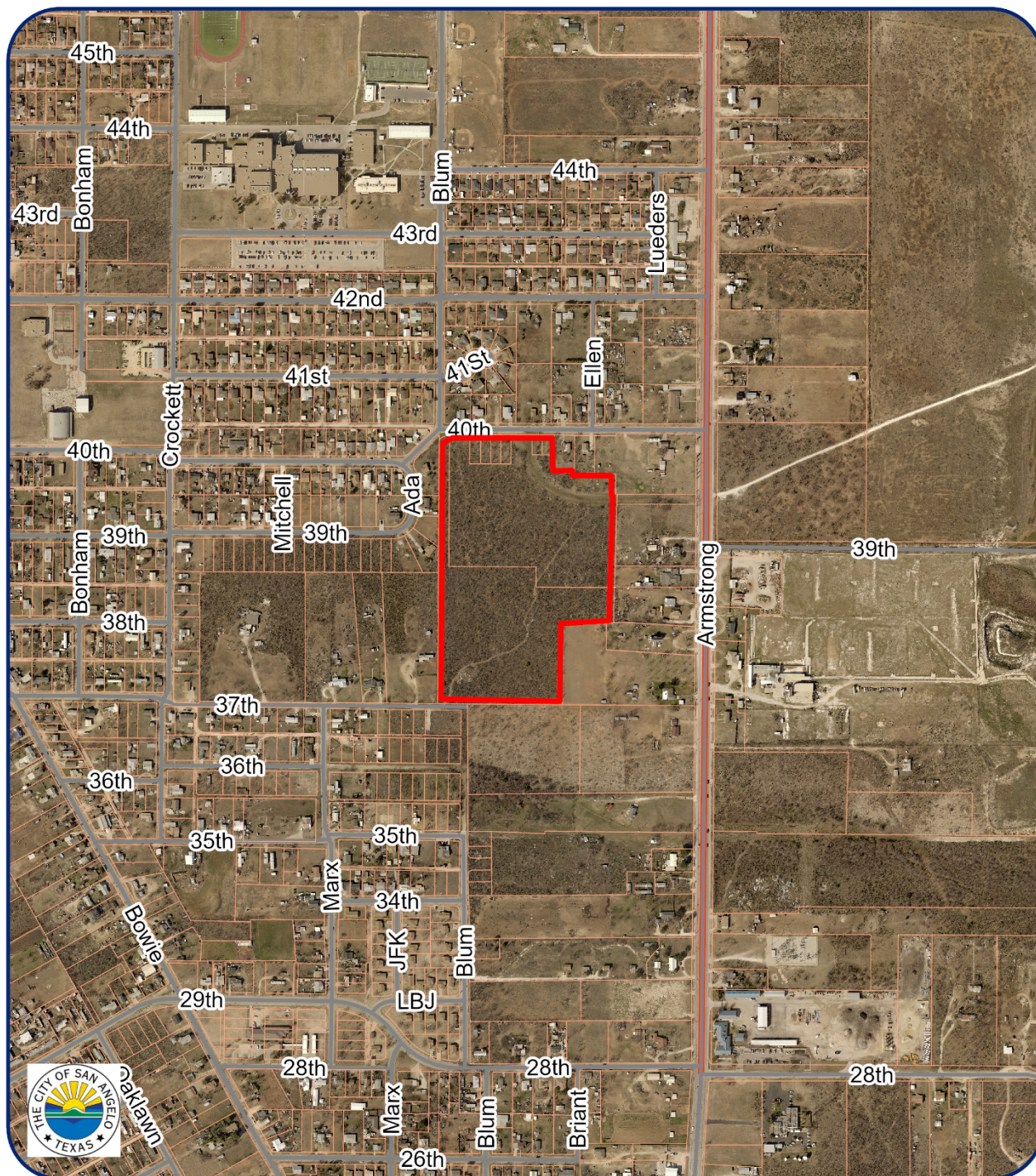
3. Applicant must closely work with the Operations Department and implement their requirements as to best promote public health and safety. This includes, but is not limited to, the installation of detention ponds.

Recommendation:

Staff recommends **APPROVAL** of a zone change from Single-family Residential (RS-1) to a Planned Development District (PD24-04) with a base zoning of Single-Family Residential (RS-1) to allow for a new residential subdivision with smaller setbacks and a higher floor-area, described in “Exhibit “A”: Applicable Regulations”.

Attachments:

Aerial Map
Notification Map
Zoning Map
Vision Plan Map
Preliminary Plat/Concept Plan



Aerial Map PD24-04 Shriners' Point Subdivision

Council District: #2 Tom Thompson

Neighborhood: Lake View

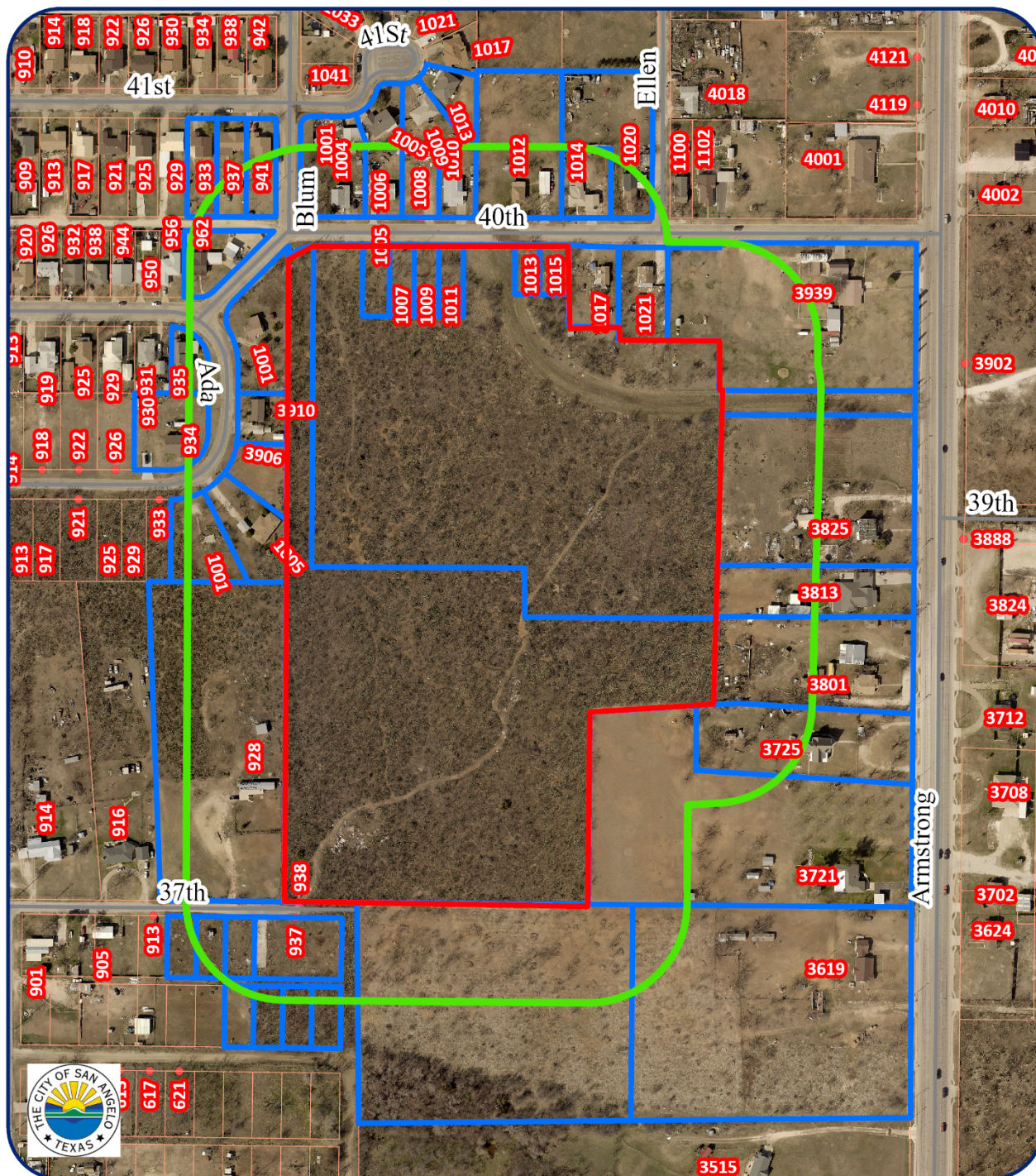
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Miles

Subject Properties:



N





200' Notification Map PD24-04 Shriners' Point Subdivision

Council District: #2 Tom Thompson
Neighborhood: Lake View

Scale: 0 0.01 0.03 0.05 0.08 0.1
Miles

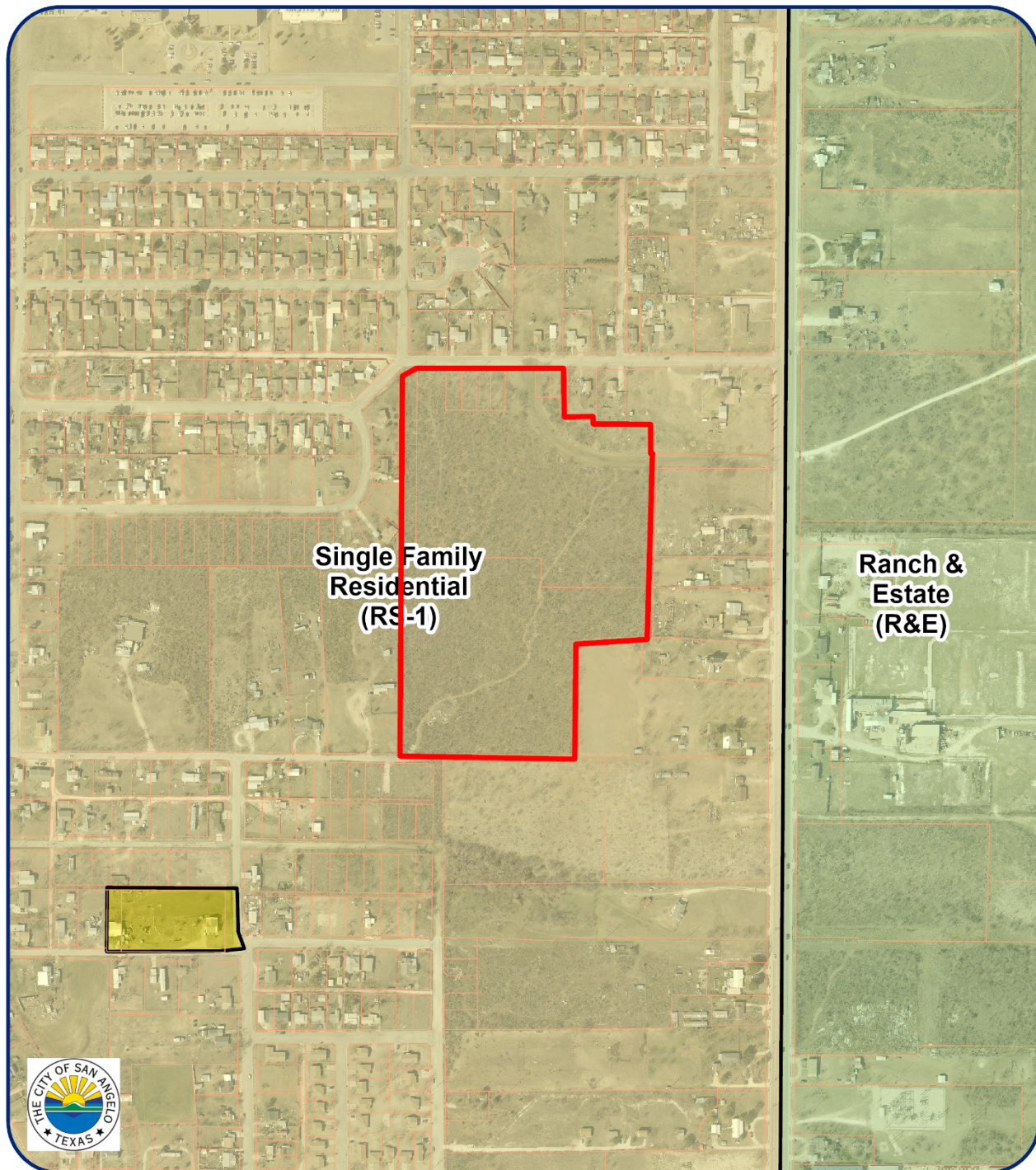
Subject Properties:

200' Buffer:

Notified Properties:

N





Zoning Map PD24-04 Shriners' Point Subdivision

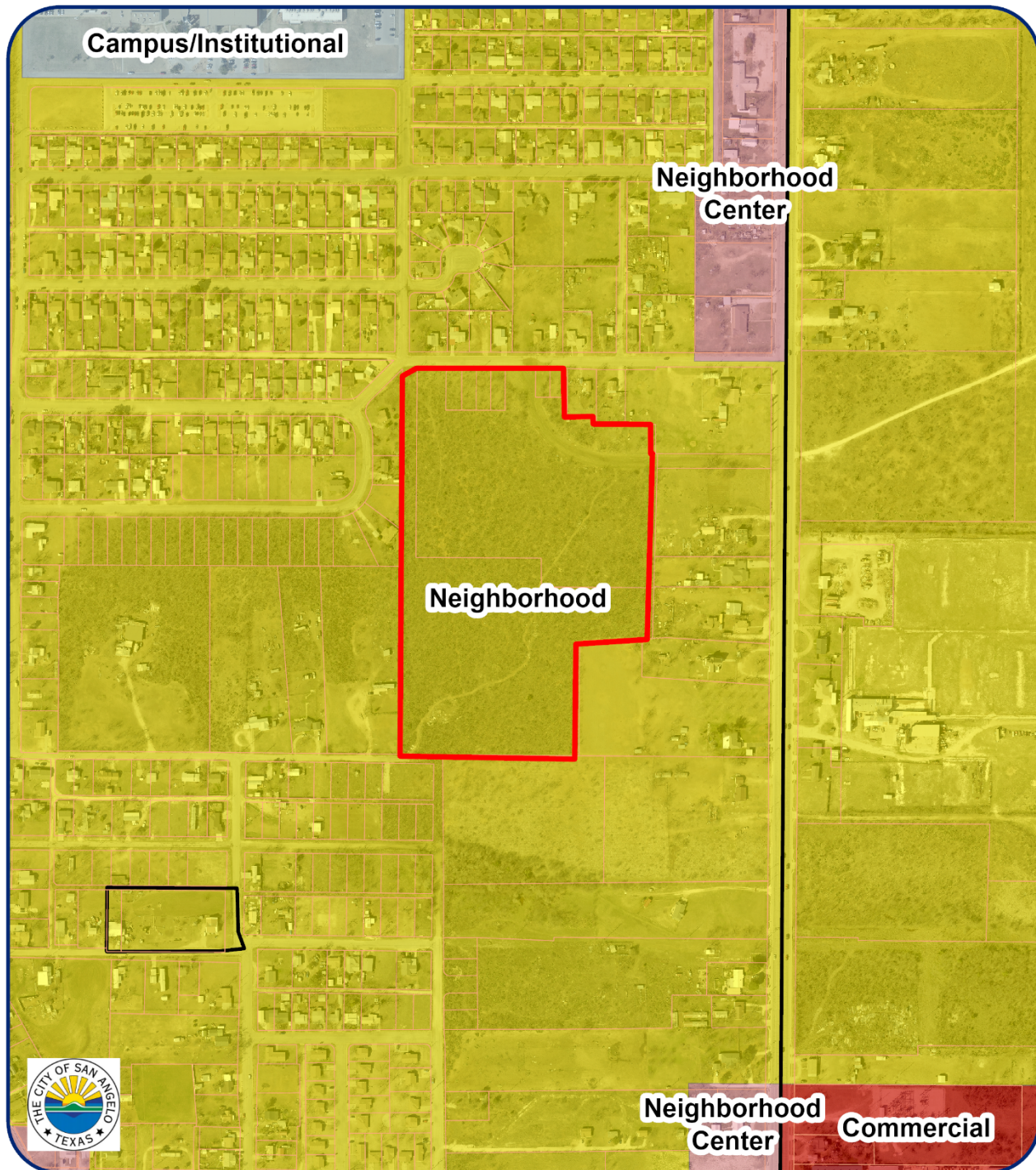
Council District: #2 Tom Thompson

Neighborhood: Lake View

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Miles

Subject Properties:





Vision Map PD24-04 Shriners' Point Subdivision

Council District: #2 Tom Thompson

Neighborhood: Lake View

Scale: 0 0.02 0.04 0.08 0.12 0.16
Miles

Subject Properties:

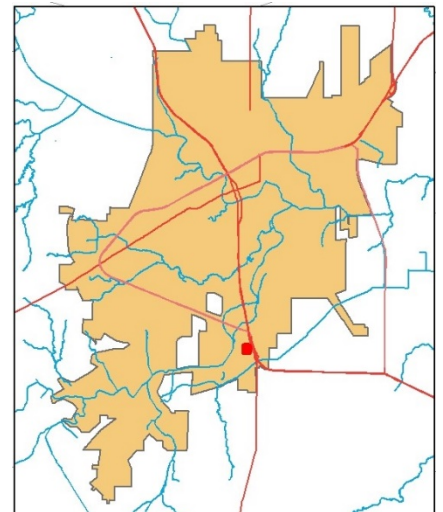




PLANNING COMMISSION –July 15, 2024

STAFF REPORT

APPLICATION TYPE:		CASE:	
Amendment to PD02-01		Amendment to Planned Development zoning PD02-01 to add Fire Station as an allowed use	
SYNOPSIS:			
This is an application to add the use of Safety Services in this case a Fire Station to the allowed uses for a Planned Development zoning on this property.			
LOCATION:		LEGAL DESCRIPTION:	
1303 The Crossings Avenue, generally located at the intersection of Ben Ficklin Road and The Crossings Avenue		Being 2.973 acres 1 st Replat of 4, Block 1, Section Three, The Crossings as per plat recorded in Plat Cabinet F, Slide 101, Plat Cabinet Records, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	PD 02-01 Amend. Office Warehouse underlying Commercial	Commercial	2.973 acres
THOROUGHFARE PLAN:			
Ben Ficklin Road – Urban Minor Collector Street, 60’ min. ROW Required (60’ Existing), 50’ min. Pavement Required (24’ Existing) The Crossings Avenue – Urban Local Street, 50’ min. ROW Required (50’ Existing), 40’ min. Pavement Required (40’ Existing) South US Highway 87 Frontage Road – State Maintained Highway			
NOTIFICATIONS:			
8 notices sent June 27, 2024 One phone call-opposed			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Amendment to the Planned Development Zoning PD02-01 to add the allowed use of a Fire Station with five conditions.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner(s):</i> Lukarh Investments, LLC <i>Representative:</i> Russell Gully, SKG Engineering			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			



Planned Development District:

Purpose: The ordinance provides for the following five purposes under the Planned Development District.

- 1.To allow diversification of uses, structures, and open spaces and to promote flexibility of design in a manner compatible with existing and allowed uses of land on adjacent properties.
- 2.To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of open space.
- 3.To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.
- 4.To promote the efficient use of land to facilitate a more economic arrangement of buildings, uses of land and utilities.
- 5.To promote the development of vacant property within the presently developed urban area.

The construction of a Fire Station on this site fits within the purpose statements for this area. It is a missing service in this developed area that is continuing to grow both commercially and residentially. The Planned Development Zoning will allow the city to specify requirements for the site that will facilitate the transition of the site into an area that is functioning as a buffer for the residential areas off of Ben Ficklin and the traffic on US Highway 277. This site will also provide easy access in multiple directions for the quick departure of the fire trucks when necessary.

The concept design for this station is similar to the new station at the Airport. It will have entrances off Ben Ficklin and exit lanes onto the service road. There will be a circular drive around the station with parking to the north of the station and to the south next to the State Attorney General's office building. On The Crossing. There may be 24 hour coverage at the site and personnel on site taking care of the facility and grounds. Typical fire station projects will be part of the daily routine. This station will cover a large area that presently does not have close coverage. Having that coverage will benefit the residents of the area.

The original plan adopted for this area had Area 1, where the Fire station wants to go, with a 75 foot setback from the east R-O-W line for Ben Ficklin Road. The original ordinance restricted driveway access to Ben Ficklin Road. In this case staff is asking to reduce the setback area from the 75 ft. to 50 ft. and allow two entrances for the Fire Trucks from Ben Ficklin to the site.

Recommendation: Staff recommends that the Planning Commission **APPROVE** the amendment to (PD02-01) with the following conditions:

1. The Fire Station site will have to provide a landscape plan for the area along with a parking plan as part of their site plan review at the beginning of construction review.
2. The station will be responsible for entrance and exit plans and improvements that meet the 50 foot buffer area that was part of the original ordinance and two entrances from Ben Ficklin will be allowed.

3. They will also be required to provide a drainage plan as part of their construction plans. The original plat for this area required a drainage plan and this site will have to comply with any overlapping drainage issues and facilities. This area is subject to flooding along the roadways and Fire Stations plan will have to incorporate and address solutions on an area wide basis.

City ordinance states a drainage study shall be submitted if the impervious area changes by 5% and development* of a site exceeds 1 acre. **[Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]** If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. **[Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]**

Note: *development is defined in ordinance as "Any man-made change to improved or unimproved real estate, including, but not limited to, adding buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, clearing, or removing vegetative cover."

4. All driving areas and parking area lighting as well as site lighting will have to be shielded and light escaping past the property boundaries is prohibited.
5. A signage plan will need to be submitted to Development Services for review and permitting including directional signing and site identification signs.

Attachments:

Aerial Map
Zoning Map
Notification Map
Existing plat
Pictures of the site.



Aerial Map
PD02-01 1326 The Crossing Ave

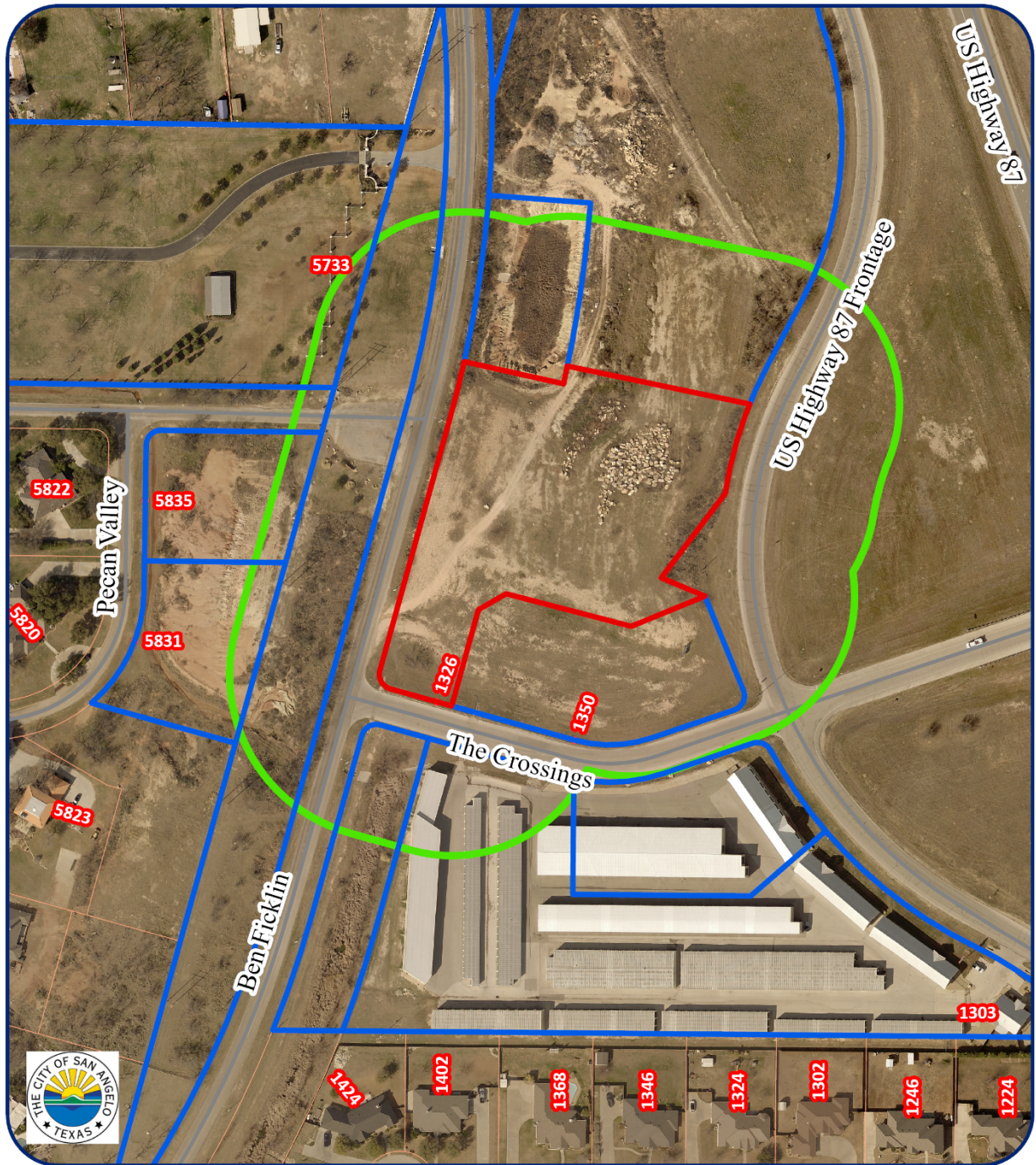
Council District: #1 Tommy Hiebert

Neighborhood: Country Club

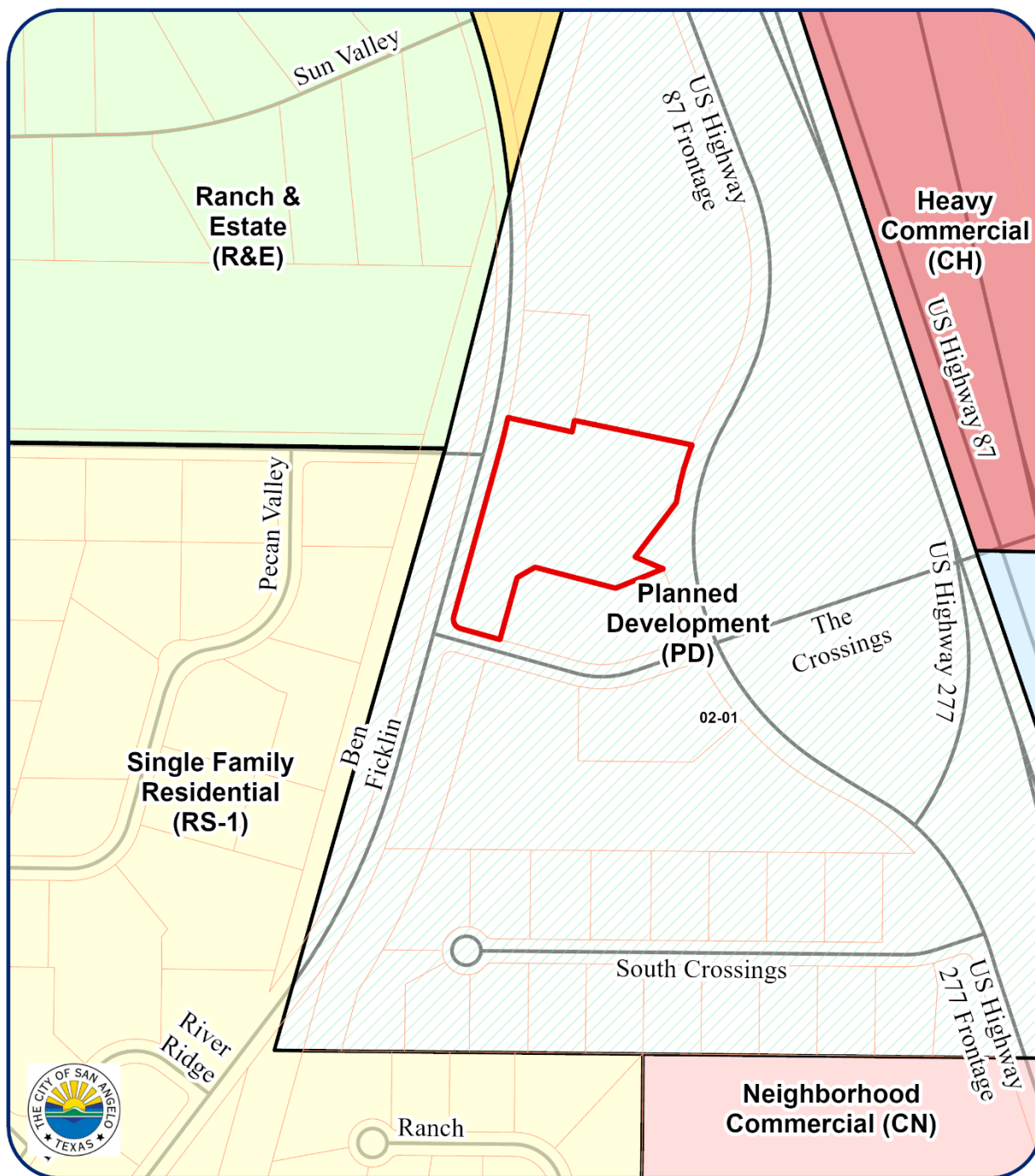
Scale: 0 0.01 0.03 0.05 0.08 0.1
Miles

Subject Properties: —





200' Notification Map PD02-01 1326 The Crossing Ave Council District: #1 Tommy Hiebert Neighborhood: Country Club Scale: 0 0.00 0.01 0.03 0.04 0.06 Miles		Subject Properties: 200' Buffer: Notified Properties:	N
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Zoning Map

PD02-01 1326 The Crossing Ave

Council District: #1 Tommy Hiebert

Neighborhood: Country Club

Scale: 0 0.01 0.03 0.05 0.08 0.1

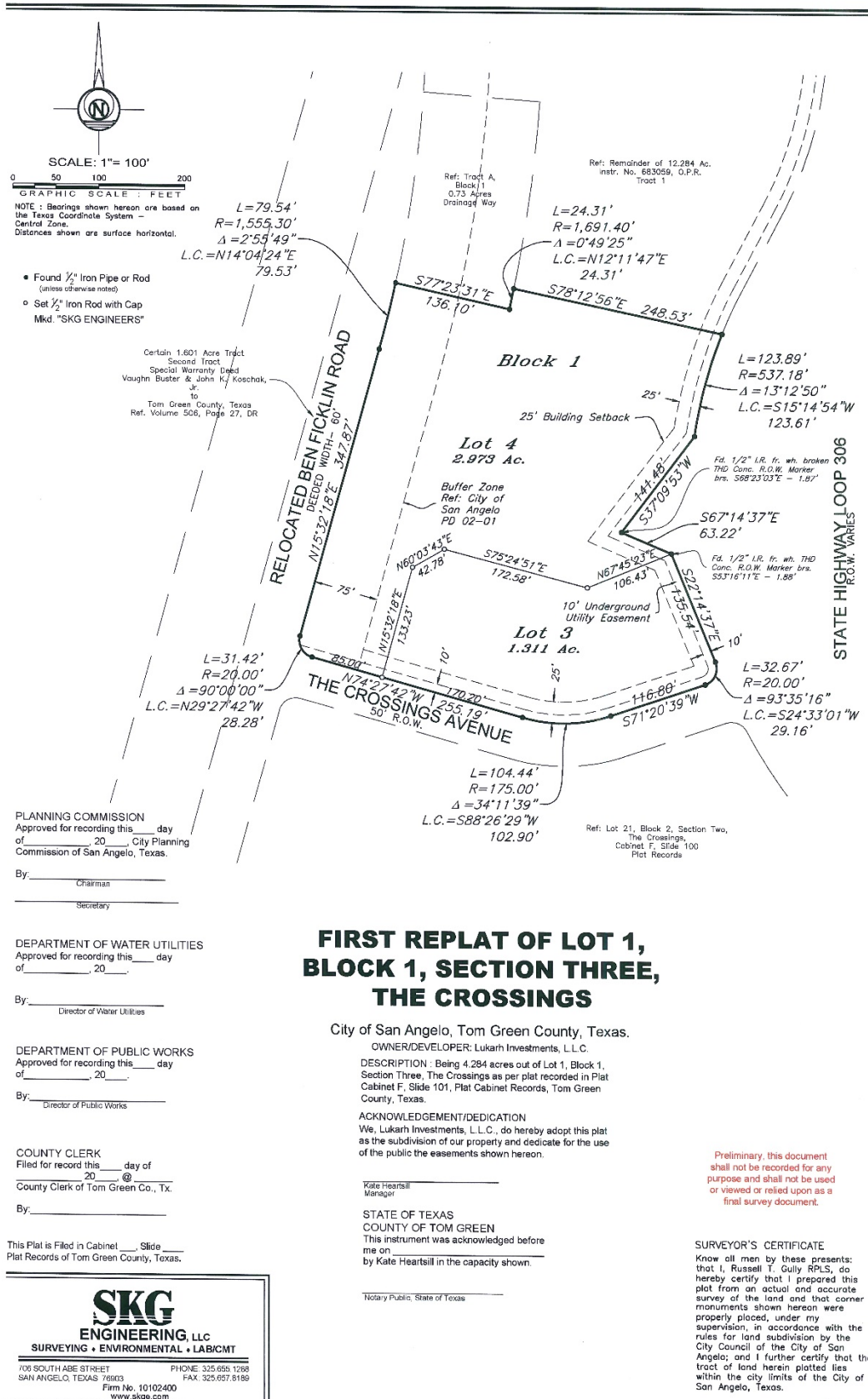
Miles

Subject Properties:



N







Pictures of the Airport Station which is the model for this site.



Station site, in the middle of the property.



Entrance off of The Crossings site where the Attorney General's Building is located. It shows the existing drainage structure carrying water from across The Crossings state property to this site where it naturally flowed.



The start of the Fire Station property looking from Ben Ficklin Rd. The property elevation at this point is about five feet. It narrows in height at the other end of the property.

MEMO



Meeting

Date: July 15, 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: CU24-20 - A request for a Conditional Use for a short-term rental located at 418 S Adams St. This property is located in the middle of a residential area but is not far from downtown and the Santa Fe Golf Course. It was previously a short-term rental and let their conditional use expire so they are starting over. They passed the safety inspection on June 13th, 2024.

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

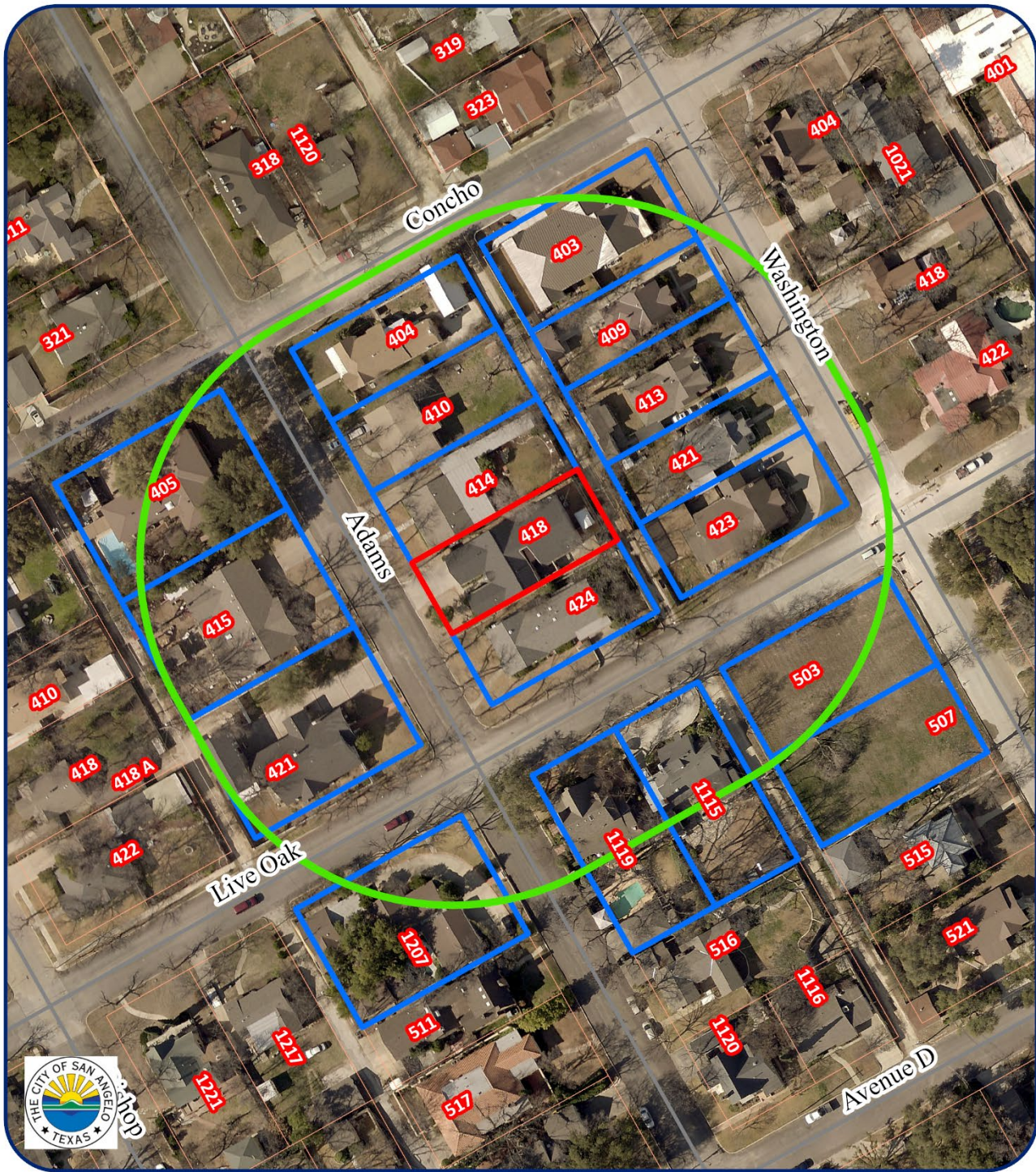
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 418 S Adams with **one condition of approval:**

- Follow the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.

Front of house





200' Notification Map CU24-20 418 S Adams St

Council District: #5 Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





PLANNING COMMISSION – July 15, 2024

STAFF REPORT

APPLICATION TYPE:	CASE:		
Conditional Use Amendment - SAISD	CU15-03Amendment - 302 Cottonwood		
SYNOPSIS:			
The applicant is requesting an amendment to the current Conditional Use to include lots 7-12 in block 27 for use of portable buildings as classrooms adding to the current Central High School concept plan within the Single-family Residential (RS-1) Zoning District.			
LOCATION:		LEGAL DESCRIPTION:	
Located between Guadalupe St and San Antonio St addressed as 302 Cottonwood		Angelo Heights Addition, Block 27, Lots 7-12	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Central Neighborhood	Single-family Residential (RS-1)	Neighborhood	0.964 acres
THOROUGHFARE PLAN:			
Cottonwood St: a local street, 35' paving width, 58' R-O-W			
Guadalupe St: a local street, 35' paving width, 60' R-O-W			
San Antonio St: a local street, 36' paving width, 49' R-O-W			
NOTIFICATIONS:			
24 notifications mailed within 200-foot radius on June 27, 2024. Zero received in support and three phone calls in opposition.			
STAFF RECOMMENDATION:			
Staff recommends Approval of an amendment to the current Conditional Use to include lots 7-12 in block 27 for use of portable buildings as classrooms adding to the current Central High School concept plan within the Single-family Residential (RS-1) Zoning District.			
PROPERTY OWNER/PETITIONER:			
Petitioner: SKG Engineering Owner: SAISD			
STAFF CONTACT:			
Rae Lineberry Planning (325) 657-4210, Ext. 1533 rae.lineberry@cosatx.us			

Additional Information: SAISD recently did a replat to combine all these lots into one. They are placing four portable buildings from other campuses on this lot to be used as classrooms and an extension of Central High. Section 422 of the Zoning Ordinance requires the buildings to be a similar color as the other buildings on the campus, landscaping to be included and a sidewalk with crosswalks. Color and concept plan is included in this report.

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, six (6) factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* The existing school buildings were built around 1959 over multiple lots. This is adding another lot for additional classrooms and is currently vacant. The addition of sidewalks, landscaping and crosswalks will improve the area.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* The request does not appear to conflict with any portion of the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* The vacant lot is right next to the school property and among residential and is compatible with surrounding area.
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use 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 appears to be no anticipated negative effects on the natural environment from this change.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* Central High School services the surrounding community and therefore fulfills a community need. With SAISD trying to combine the freshman campus with the main campus, adding portable buildings for classrooms is needed.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* It is logical that the school would expand into the vacant lots surrounding the area they are currently in. However, the area is close to residential housing and an increase in traffic or drop-off may need to be re-evaluated.

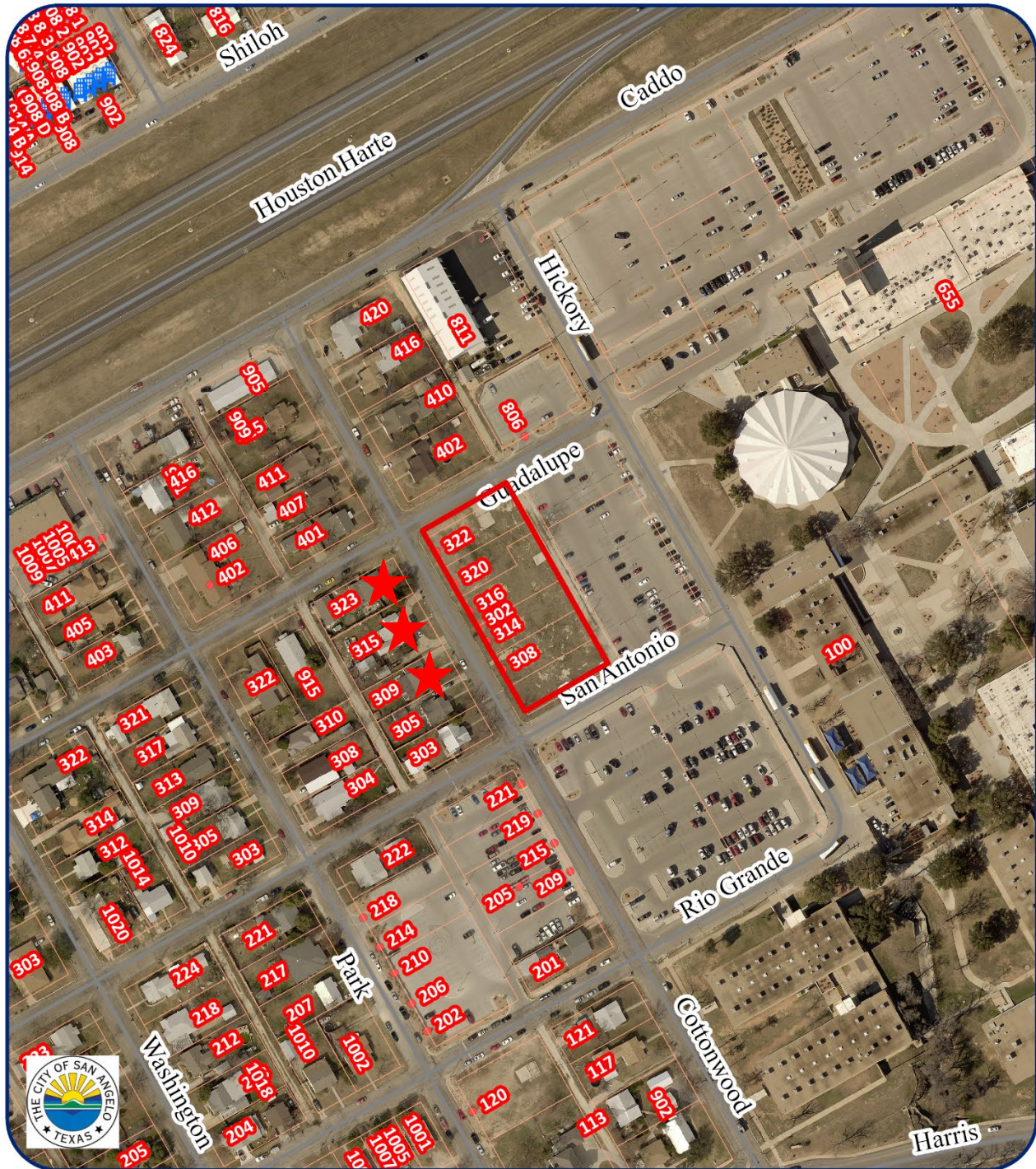
Recommendation:

Staff recommends **Approval** of an amendment to the current Conditional Use to include lots 7-12 in block 27 for use of portable buildings as classrooms adding to the current Central High School concept plan within the Single-family Residential (RS-1) Zoning District with the following **three conditions**:

1. Development shall be consistent with the attached Site Plan. Any future expansions on the properties not depicted on the attached Site Plan shall require Planning Commission approval.
2. Any development shall be consistent with Section 422 of the Zoning Ordinance.
3. Landscaping, sidewalks, and crosswalks shall be consistent with the approved Landscape Plan.

Attachments:

Aerial Map
Zoning Map
Site Photo
Landscape/Site Plan for this lot



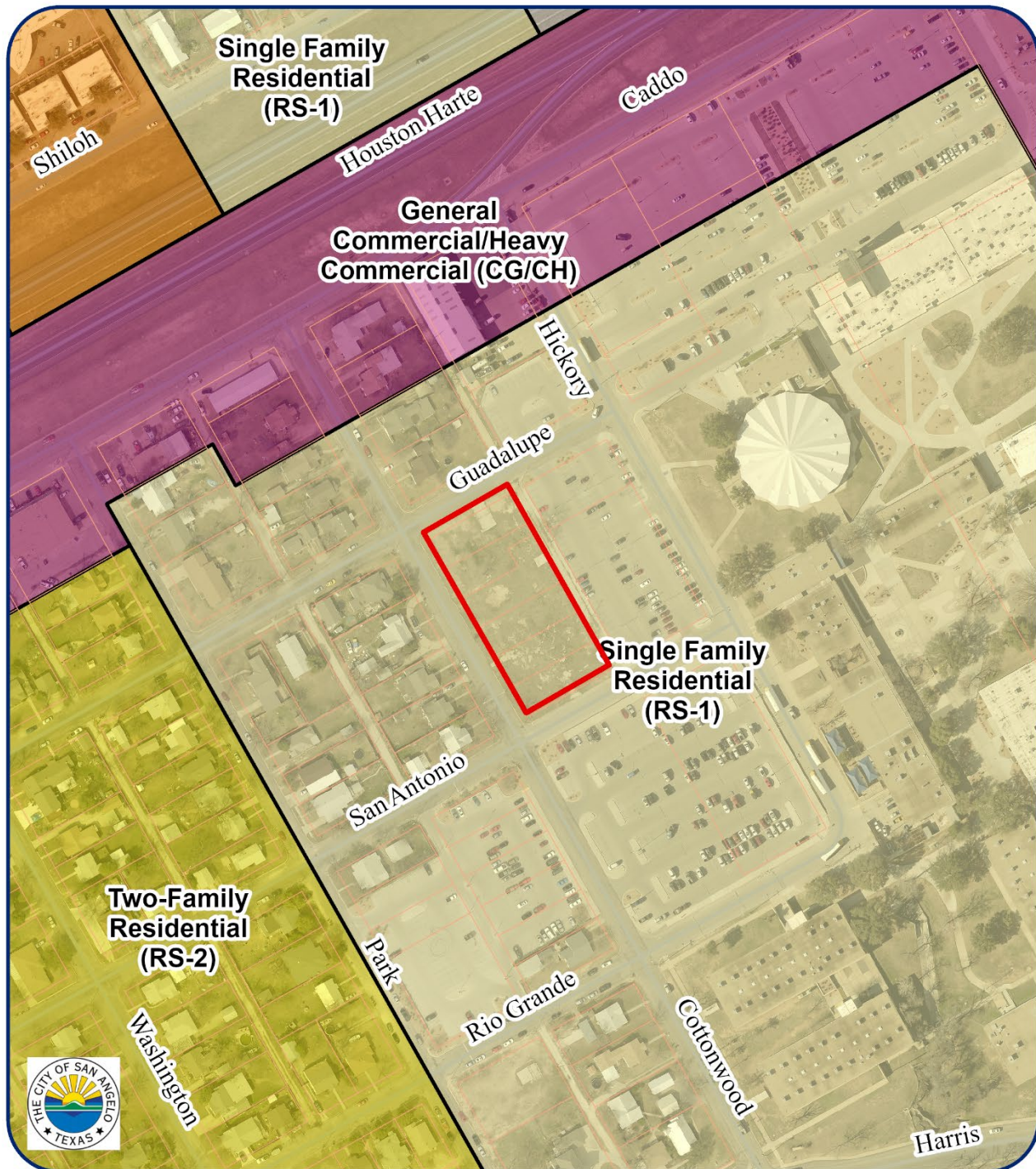
Aerial Map CU24-21 302 Cottonwood

Council District: #4 Lucy Gonzales
Neighborhood: Central

Scale: 0.00 0.01 0.03 0.04 0.06
Miles

Subject Properties: —





Zoning Map
CU24-21 302 Cottonwood

Council District: #4 Lucy Gonzales
Neighborhood: Central

Scale: 0.00 0.01 0.03 0.04 0.06
Miles

Subject Properties:



N



Photos of Site and Surrounding Area



PLANT LEGEND

SHRUBS AND ORNAMENTAL GRASSES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE AND COMMENTS
①	Yucca brevifolia / Red Yucca	10	3 gallon, 12" height, 12" spread
②	Leucophyllum frutescens / Texas Sage	4	5 gallon, 16" height, 16" spread

TREES

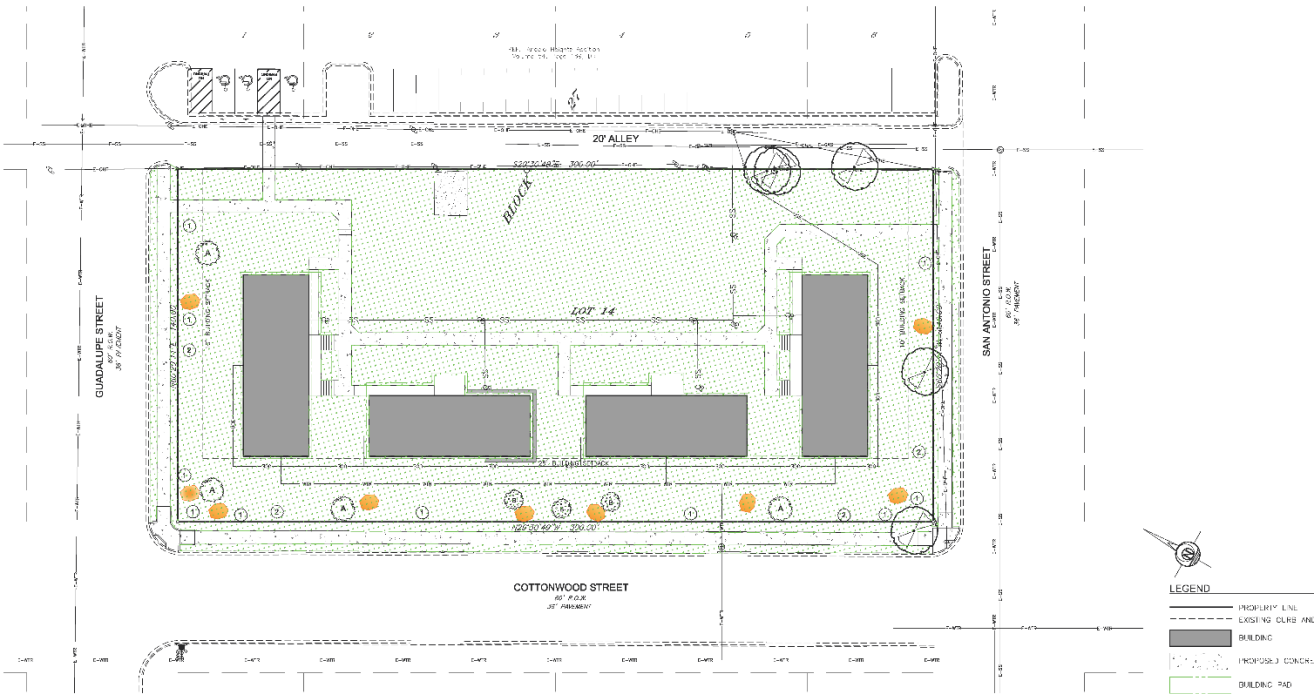
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE AND COMMENTS
A	Quercus virginiana / Live Oak	4	3" caliper, 10' height, single trunk, container grown
B	Chlorodendron biconvexum / Desert Willow	4	15 gallon, multi-trunk, container grown

ROCKS

SYMBOL	TYPE	QTY	SIZE AND COMMENTS
●	Rock Boulder	9	Variation of sizes from 200 to 250 pounds

TURF

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	COMMENTS
■	Cynodon Dactylon / Bermudagrass	37,300 SQ. FT.	Seed or sod



PLANNING COMMISSION – July 15, 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:	SIZE:
District #1 – Tommy Hiebert Neighborhood - Nasworthy	Ranch & Estate (R&E)	Neighborhood	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:			
Staff recommends <u>APPROVAL</u> of the request to final plat one lot with a size of 1.00 acres located at 7698 South Country Club Road			
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. The applicant received approval of a Zoning Variance to allow this lot size.

Recommendation:

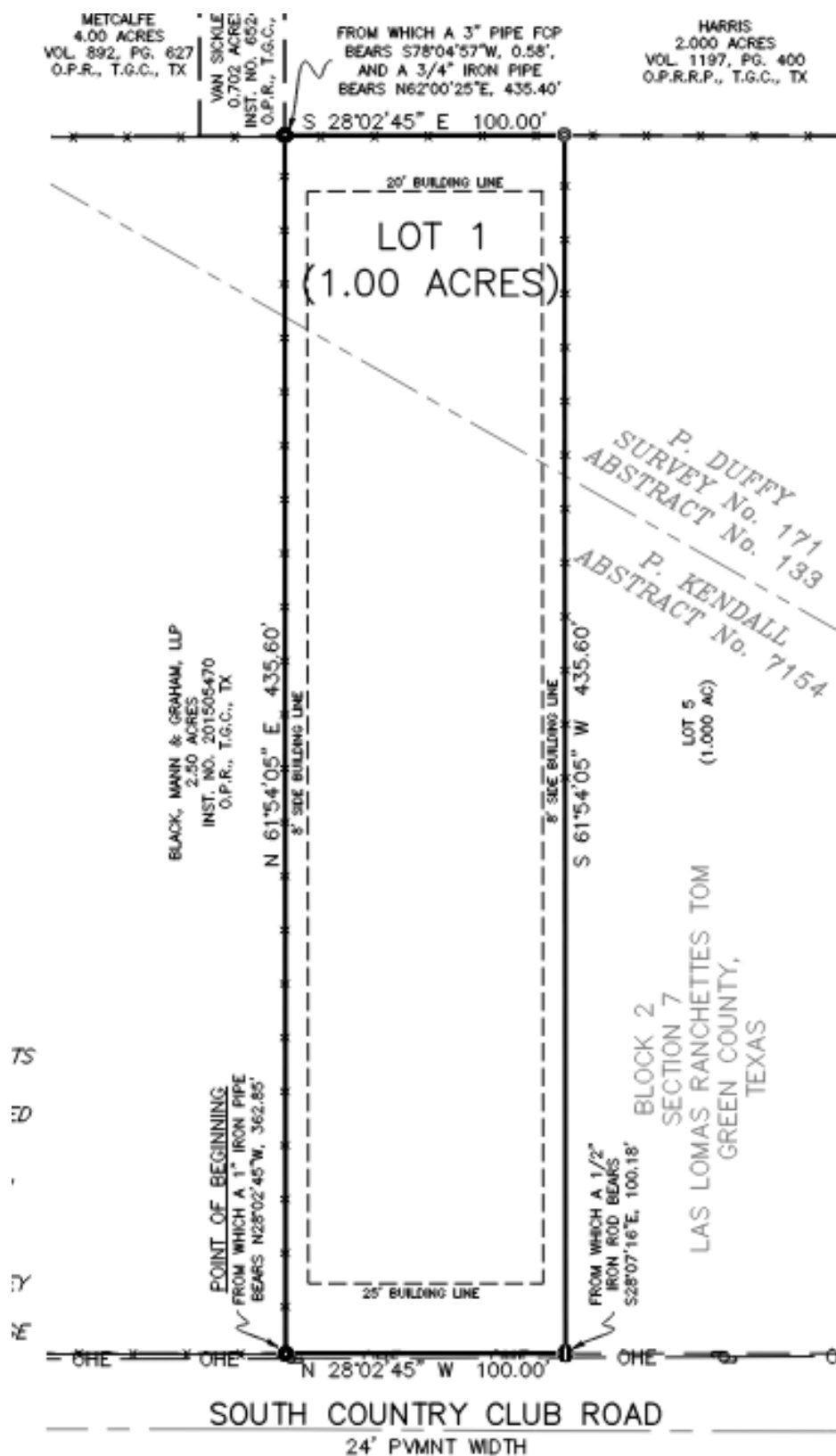
Staff recommends **APPROVAL** of the request to final plat one lot with a size of 1.00 acres located at 7698 South Country Club Road, subject to **three (3)** conditions of approval:

- 1) Provide Staff with a tax certificate showing there to be no delinquent taxes on the property
- 2) Provide plans demonstrating the improvement of South Country Club Road in accordance with the Subdivision Ordinance OR receive approval a variance from the Planning Commission.
- 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



PLANNING COMMISSION – July 15, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat RP24-08		Scott-Scherz Annex BLK 1 Lot 1	
SYNOPSIS:			
The applicant has requested approval of a Final Plat for Scott-Scherz Annex Blk 1 and a variance from Chapter III.A.2 of the Land Development and Subdivision Ordinance to provide 4 'of additional pavement width and curb and gutter in lieu of a sidewalk.			
LOCATION:		LEGAL DESCRIPTION:	
88 Belaire Avenue		Scott-Scherz Annex Blk 1	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD # 3 Harry Thomas Glenmore Neighborhood	Single Family Residential (RS-1)	Neighborhood	0.357 acres
THOROUGHFARE PLAN:			
Belaire Avenue – A Local Road requiring 50 ft. of right-of-way (60 ft. present) and 40 ft. of paving with no sidewalk (36 ft. existing.)			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat, Residential Replat RP24-08 and approval of the variance with one condition.			
PROPERTY OWNER/PETITIONER:			
Owner: Beverly Givens Petitioner: SKG Engineering			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat will create one residential 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]

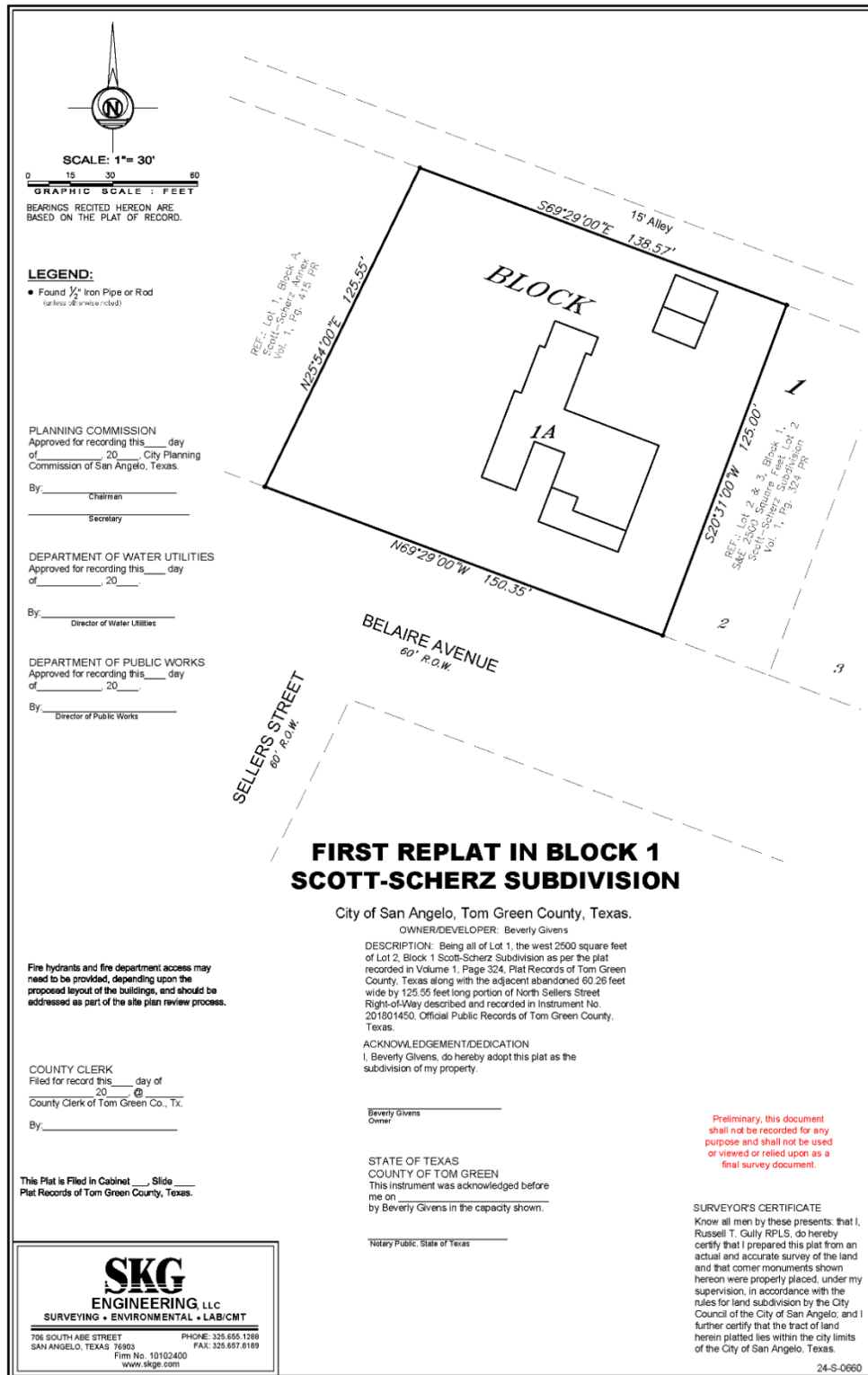
Notes:

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

2021 International Fire Code, Section 507.5, and Appendix D

Attachments:

Aerial Map
Final Plat
Notification Map'
Zoning Map




SCALE: 1"= 30'
0 15 30 60
GRAPHIC SCALE: FEET
BEARINGS RECITED HEREON ARE BASED ON THE PLAT OF RECORD.

LEGEND:
• Found $\frac{1}{2}$ " Iron Pipe or Rod (unless otherwise noted)

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

REC.: Lot 1, Block A, Scott-Scherz Annex Vol. 1, Pg. 415 PR
N23°34'00"E 125.55'
S69°29'00"E 138.57'
15' Alley
BLOCK 1A
N69°29'00"W 150.35'
S20°31'00"W 125.00'
REC.: Lot 2 & 3, Block 1, Scott-Scherz Subdivision Vol. 1, Pg. 324 PR
34' & 2500 Square Feet Lot 1, Lot 2

**FIRST REPLAT IN BLOCK 1
SCOTT-SCHERZ SUBDIVISION**

City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Beverly Givens

DESCRIPTION: Being all of Lot 1, the west 2500 square feet of Lot 2, Block 1 Scott-Scherz Subdivision as per the plat recorded in Volume 1, Page 324, Plat Records of Tom Green County, Texas along with the adjacent abandoned 80.26 feet wide by 125.55 feet long portion of North Sellers Street Right-of-Way described and recorded in Instrument No. 201801450, Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
I, Beverly Givens, do hereby adopt this plat as the subdivision of my property.

Beverly Givens
Owner

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

Notary Public, State of Texas

Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

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

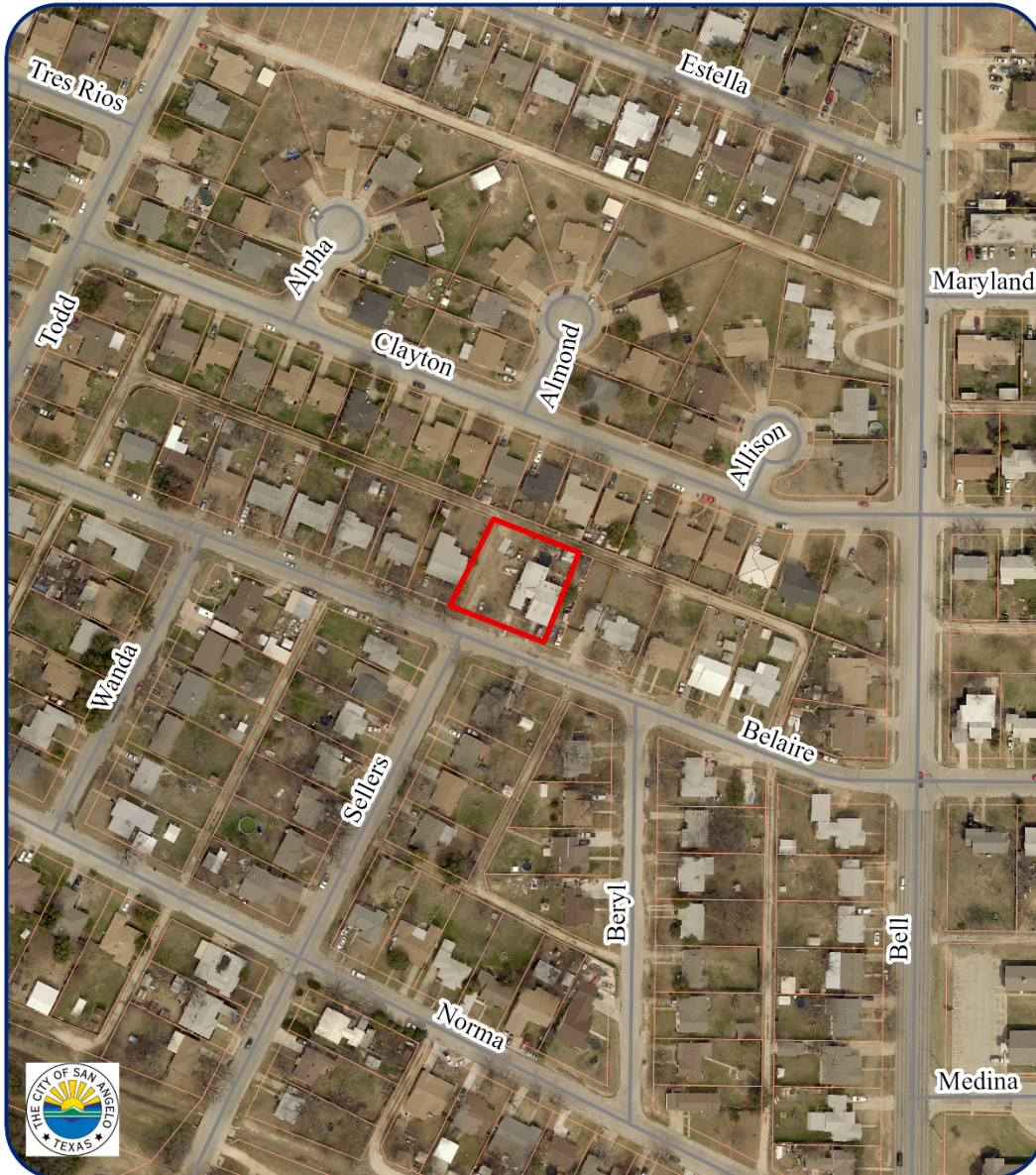
This Plat is Filed in Cabinet ____ Slide ____
Plat Records of Tom Green County, Texas.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET SAN ANGELO, TEXAS 76903
PHONE: 325.655.1268 FAX: 325.657.8189
Firm No. 10102400
www.skg.com

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-0660



Aerial Map

RP24-08 Scott-Scherz Annex Blk 1

Council District: #3 Harry Thomas

Neighborhood: Glenmore

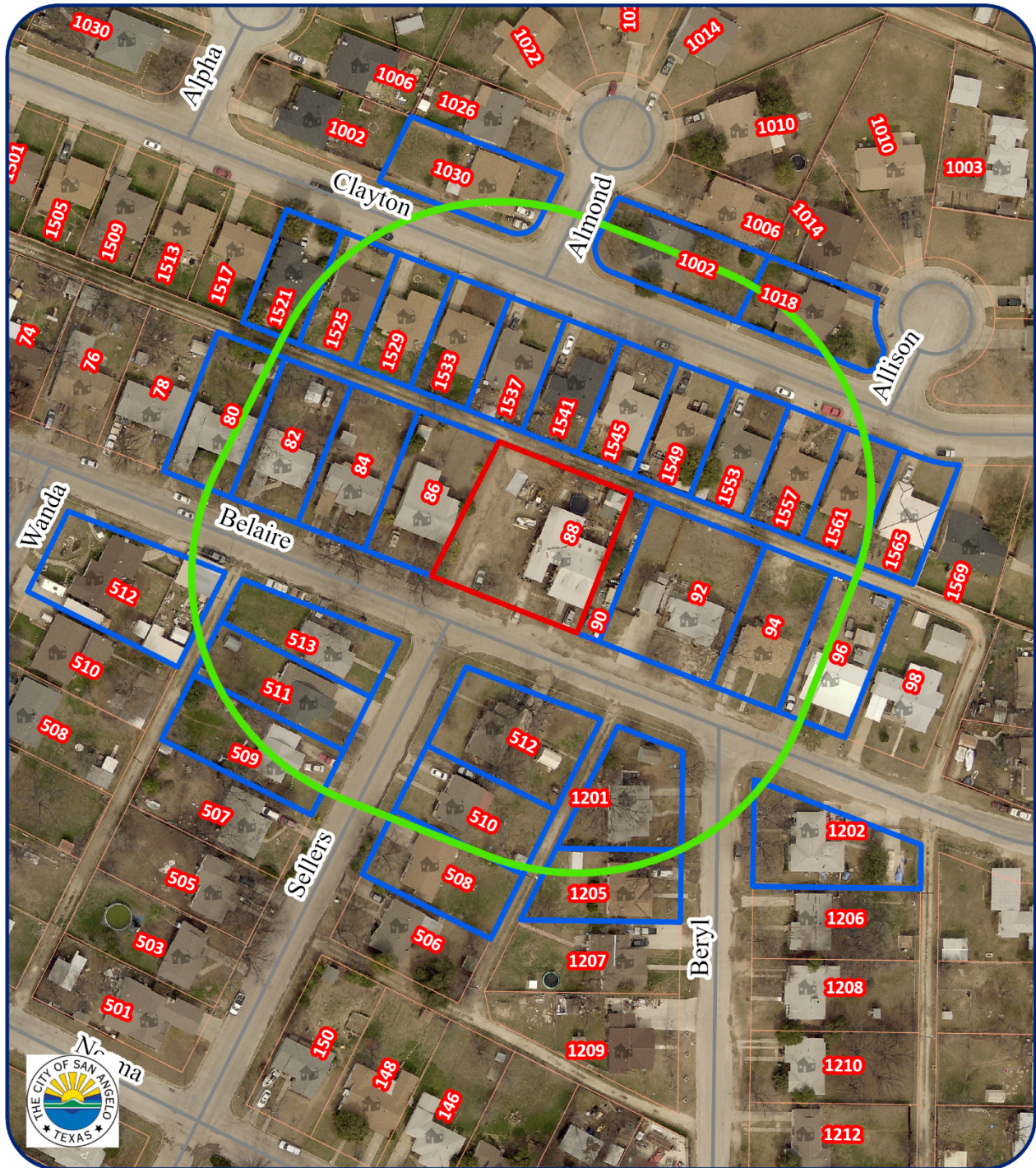
Scale: 0 0.01 0.03 0.04 0.06
Miles

Subject Properties:



N





200' Notification Map

RP24-08 Scott-Scherz Annex Blk 1

Council District: #3 Harry Thomas

Neighborhood: Glenmore

Scale: 0 0.01 0.02 0.03 0.04
 Miles

Subject Properties:



200' Buffer:

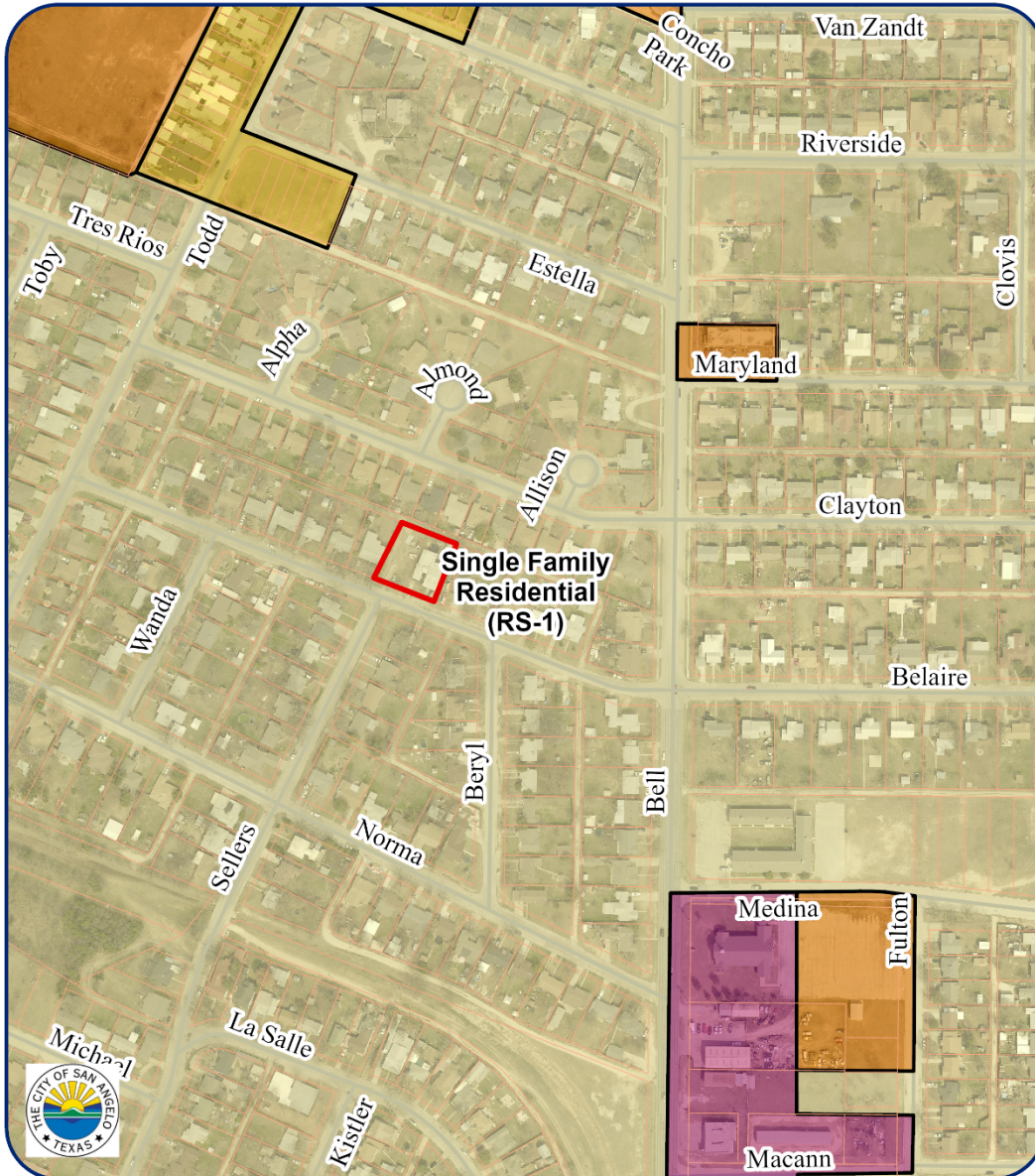


Notified Properties:



N





Zoning Map

RP24-08 Scott-Scherz Annex Blk 1

Council District: #3 Harry Thomas

Neighborhood: Glenmore

Scale: 0 0.01 0.03 0.05 0.08 0.1
Miles

Subject Properties:



N



PLANNING COMMISSION – July 15, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Replat	RP24-10: Avondale Addition, 1 st replat in Block 6, Lots 30-33		
SYNOPSIS:			
A request to replat Avondale Addition block 6, lots 30-33 in the two-family (RS-2) zoning district located at approximately 1628 to 1640 Beacon Street, and a request for a variance on Marie Street for no curb and gutter. Administrative variances were granted for paving width on both Beacon and Marie Street. This replat results in one 105' x 130' lot.			
LOCATION:	LEGAL DESCRIPTION:		
~ 1628 – 1640 Beacon Street	Acres: 0.075, Lot: 30, Blk: 6, Subd: AVONDALE ADDITION Acres: 0.075, Lot: 31, Blk: 6, Subd: AVONDALE ADDITION Acres: 0.082, Lot: 32, Blk: 6, Subd: AVONDALE ADDITION Acres: 0.082, Lot: 33, Blk: 6, Subd: AVONDALE ADDITION		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Paulann Neighborhood	RS-2	Transitional	.314 acres
THOROUGHFARE PLAN:			
Beacon Street – Local Street: Minimum R.O.W. width of 40 feet and a minimum paving width of 26 feet. Current paving width of 30 feet. Variance requested for paving width, granted administratively. N Marie Street – Local Street: Minimum R.O.W. width of 40 feet and a minimum paving width of 26 feet. Current Paving width of 30 feet. No curb and gutter. Variance requested for paving width, granted administratively. Variance requested to not curb and gutter.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the 1 st replat Avondale Addition, Block 6, Lots 30-33, subject to three (3) conditions and APPROVAL of the request for a variance for no curb and gutter on Marie Street.			
PROPERTY OWNER/PETITIONER:			
Owner: Riley Development, LLC Petitioner: Wilde Eng. & Surveying, LLC			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines four narrow lots into one lot with a multifamily use consisting of two duplex-like structures. This is acceptable for the area and can align with the Comprehensive Plan and its intent. Both Beacon and North Marie Street have a current paving width of 30 feet, which is above recommended minimums and have received administrative variances. North Marie does not have curb and gutter, but this does not seem to be consequential for the area.

Recommendation:

Staff recommends **APPROVAL** of the 1st replat Avondale Addition, Block 6, Lots 30-33, subject to three (3) conditions, and **APPROVAL** of the request for a variance for no curb and gutter on Marie Street.

Conditions of Approval:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of curbing and gutter along North Marie Street. [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
3. Prior to plat recordation, submit for and receive final approval of a zone change from Two-Family Residential (RS-2) to Low-Rise Multifamily (RM-1) as to accommodate the multiple residential structures on one lot. [Zoning Ordinance Section 503.A.1]

Attachments:

Replat

PLANNING COMMISSION – June 15, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat RP24-11		Replat of Frary's Addition Block 4, lots 7, 8, 9, and 10	
SYNOPSIS:			
A request for replat property into two lots located at the southwest corner of Harris Ave. and E Beauregard Ave. This will create two lots for new construction in an infill area. The current zoning is RM-1 (low-rise multi-family).at approximately.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest Corner of Harris Ave and E Beauregard		Blk: 4, Subd: FRARY ADDITION, NORTH PART OF LOTS 7 THRU 10 EXC W10 FT OF LOT 7	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD #3 – Harry Thomas Neighborhood – Ft. Concho East		RM-1 Low rise multi-Family Residential with a River Corridor Overlay	Neighborhood .374 Acres
THOROUGHFARE PLAN:			
<i>E Harris Avenue – Minor Arterial</i> 100' Right of way and east bound lane is 24' of paving with curb and gutter; then a curbed median with grass and a west bound lane of 24' of paving with curb and gutter. <i>E Beauregard – a local road</i> – variable Right of Way and City owned property with curb and gutter. Paving width is 65' approximately Both roads are adequate with ROW and Paving			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL Replat of Replat of Frary's Addition Block 4, lots 7, 8, 9, and 10 with three conditions and two notes.			
PROPERTY OWNER/PETITIONER:			
Owner: Bill Feist, LLC Petitioner: Wilde 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 2 low rise multi-family residential lots allowing for a variety of home types to be built 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 Replat of Frary's Addition Block 4, lots 7, 8, 9, and 10 with three 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. 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.
3. Prior to plat recordation, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]

Notes:

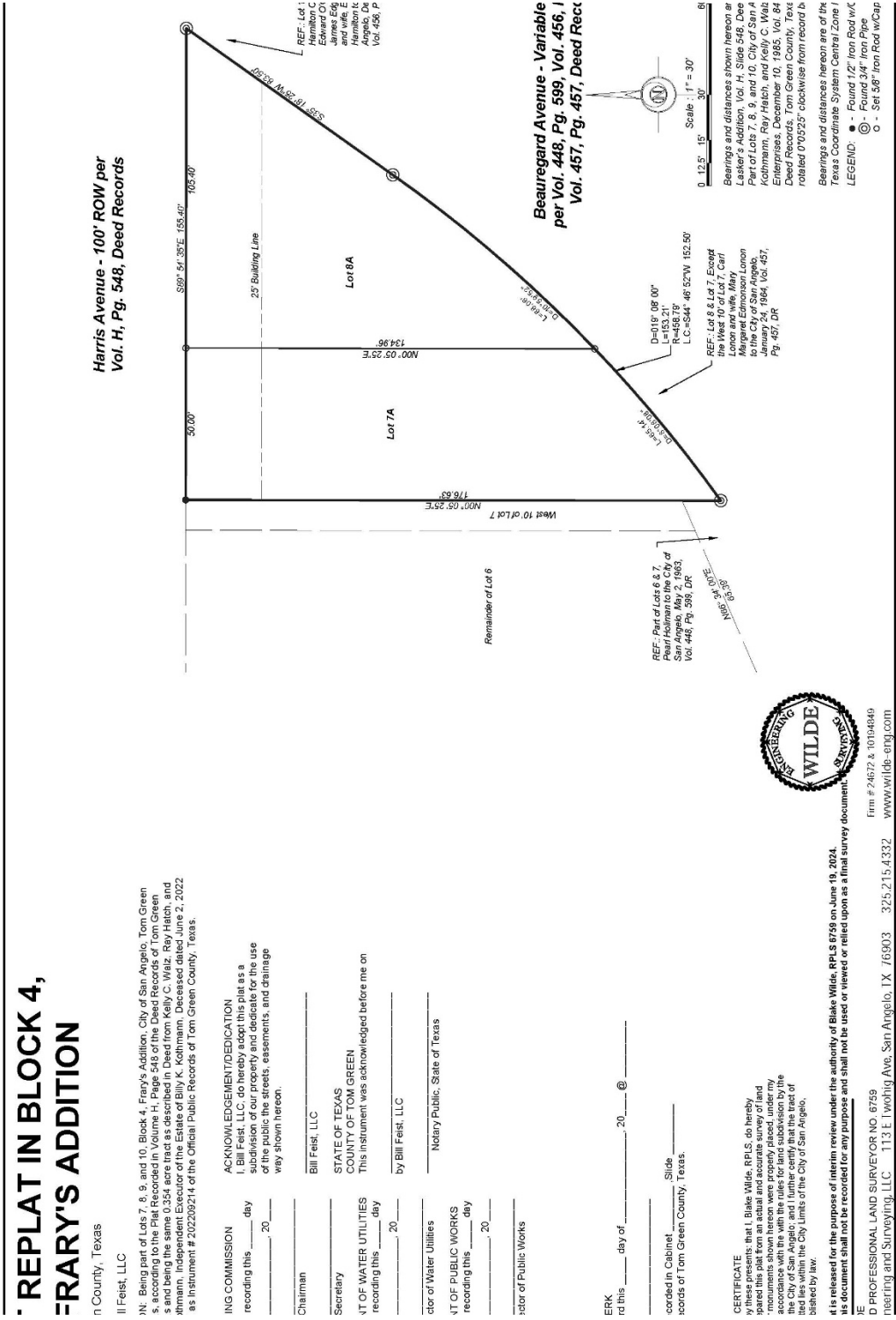
1. Illustrate the required 25' building line along the frontages of E Beauregard Ave. [Zoning Ordinance, Sec. 501].
2. Driveway access on Beauregard may be restricted for safety concerns due to the unusual intersection at Beauregard and Harris. Approach and access will only be available from abutting portion of Harris.
3. Property is in the River Corridor design area – single family detached dwellings are exempt. [Zoning Ordinance Sec 212}.

Attachments:

Replat

Aerial Map

Replat



**REPLAT IN BLOCK 4,
FRARY'S ADDITION**

n County, Texas

II Feist, LLC

IN: Being part of Lots 7, 8, 9, and 10, Block 4, Frary's Addition, City of San Antonio, Tom Green County, Texas, as shown on the Plat recorded in Volume H, Page 548 of the Deed Records of Tom Green County, Texas, and being the same 0.354 acre tract as described in Deed from Kelly C. Walz, Ray Hatch, and William, Independent Executor of the Estate of Billy K. Kohmann, Decedent dated June 2, 2022 as Instrument # 20220924 of the Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

I, Bill Feist, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

Chairman _____

Secretary _____

NOT OF WATER UTILITIES

recording this _____ day _____, 20 _____

by Bill Feist, LLC

Notary Public, State of Texas

Director of Water Utilities

NOT OF PUBLIC WORKS

recording this _____ day _____, 20 _____

Director of Public Works

ERK _____
rd this _____ day of _____, 20 _____ @ _____

Recorded in Cabinet _____ Slide _____
Records of Tom Green County, Texas.

CERTIFICATE
I, Blake Wilde, RPLS, do hereby certify that this plat from an actual and accurate survey of land and the same is a true and correct copy of the original survey of the City of San Antonio, Texas, and I further certify that the tract of land lies within the City Limits of the City of San Antonio, Texas, as shown on the Plat recorded in Volume H, Page 548 of the Deed Records of Tom Green County, Texas, and being the same 0.354 acre tract as described in Deed from Kelly C. Walz, Ray Hatch, and William, Independent Executor of the Estate of Billy K. Kohmann, Decedent dated June 2, 2022 as Instrument # 20220924 of the Official Public Records of Tom Green County, Texas.

It is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on June 19, 2024.

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

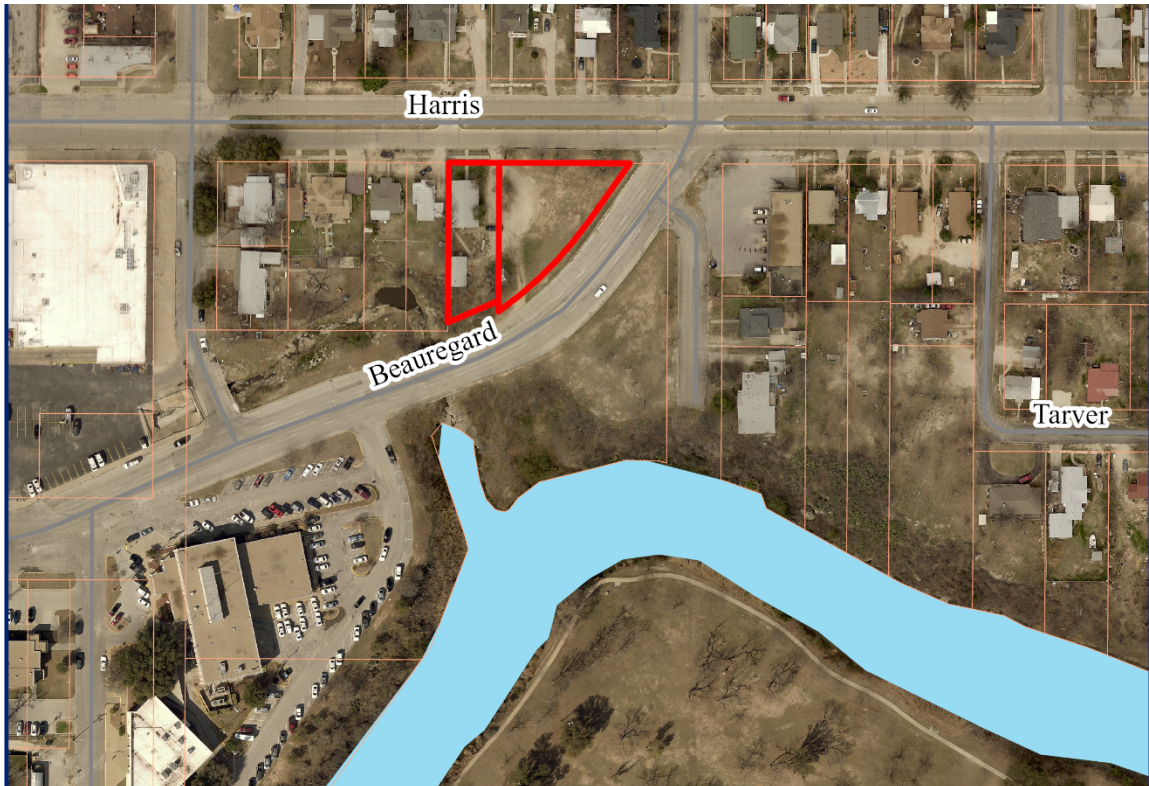
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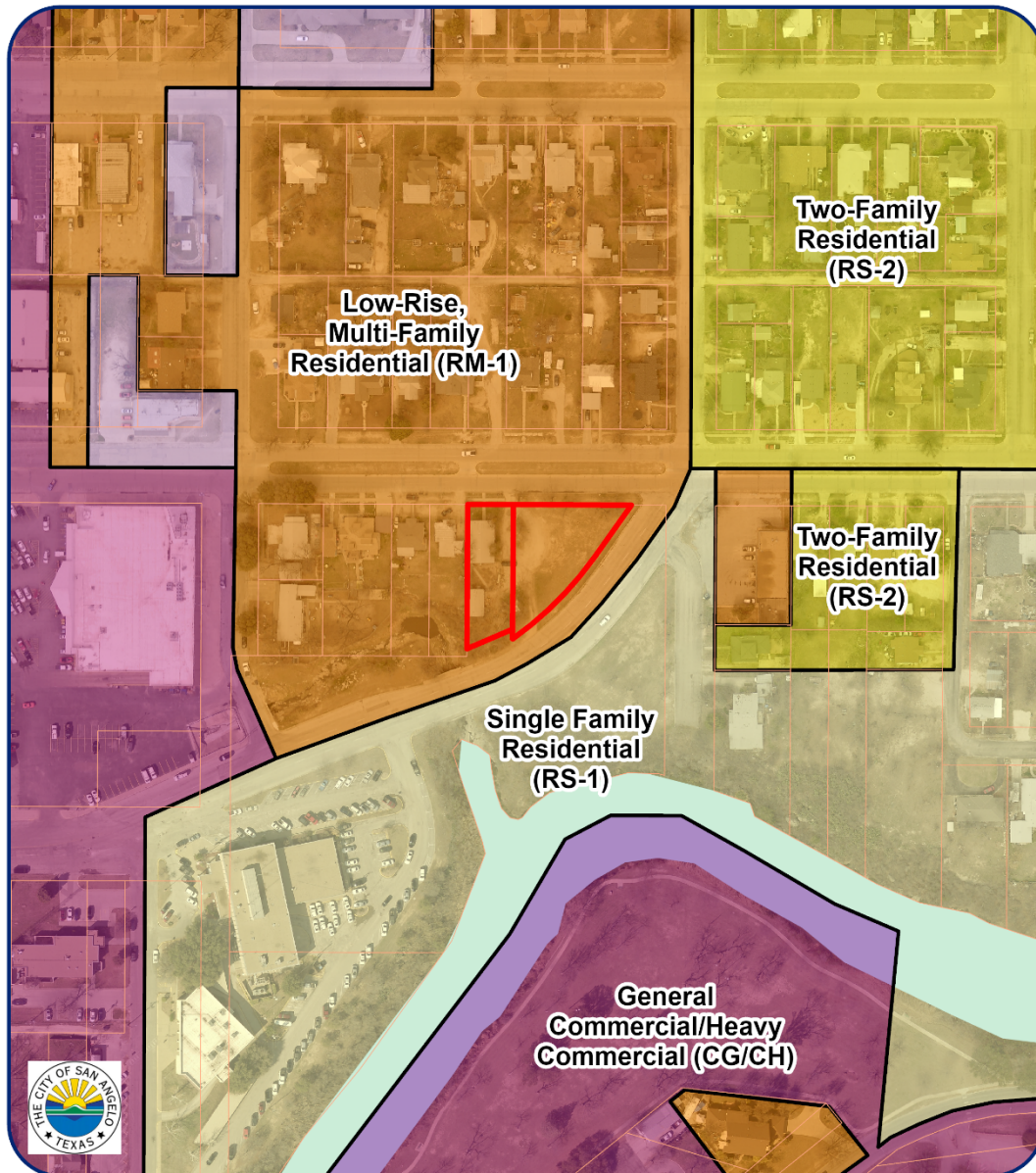
D PROFESSIONAL LAND SURVEYOR NO. 6759

Planning and Surveying, LLC - 113 E. Twelfth Ave., San Antonio, TX 76903 - 325-215-4332 - www.wilde-eng.com



Aerial Map





Zoning Map

RP24-11 Frary's Addition Blk 4

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho East

Scale: 0 0.0001 0.03 0.04 0.06

Miles

Subject Properties:



N



PLANNING COMMISSION – June 15, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Replat RP24-12	Replat of Lasker's Addition Block 15, lots 8, 9, and 10		
SYNOPSIS:			
A request for replat property at approximately 1621 N Chadbourne from three lots into 2 lots with RM-1 low rise multifamily zoning and a Historical Overlay zoning.			
LOCATION:	LEGAL DESCRIPTION:		
1621 N Chadbourne	LASKER ADDITION Block 15, Lots 8,9, and 10		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood - Reagan	RM-1 Low rise multi-Family Residential with a Historic Overlay	Neighborhood	.482 acres
THOROUGHFARE PLAN:			
W 17th Street – Local Street 98' Right of way and 60' of paving with curb and gutter N Chadbourne – A Minor Arterial – 81' Right of way and 53' of paving width Both roads are adequate with ROW and Paving			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL Replat of Lasker's Addition Block 15, lots 8. 9. And 10 with six conditions and three note.			
PROPERTY OWNER/PETITIONER:			
Owner: Muhammad Shahid Petitioner: Wilde 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 2 low rise multi-family residential lots allowing for a variety of home types to be built 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 Replat of Lasker's Addition Block 15, lots 8. 9. And 10 with six conditions and three*

Conditions

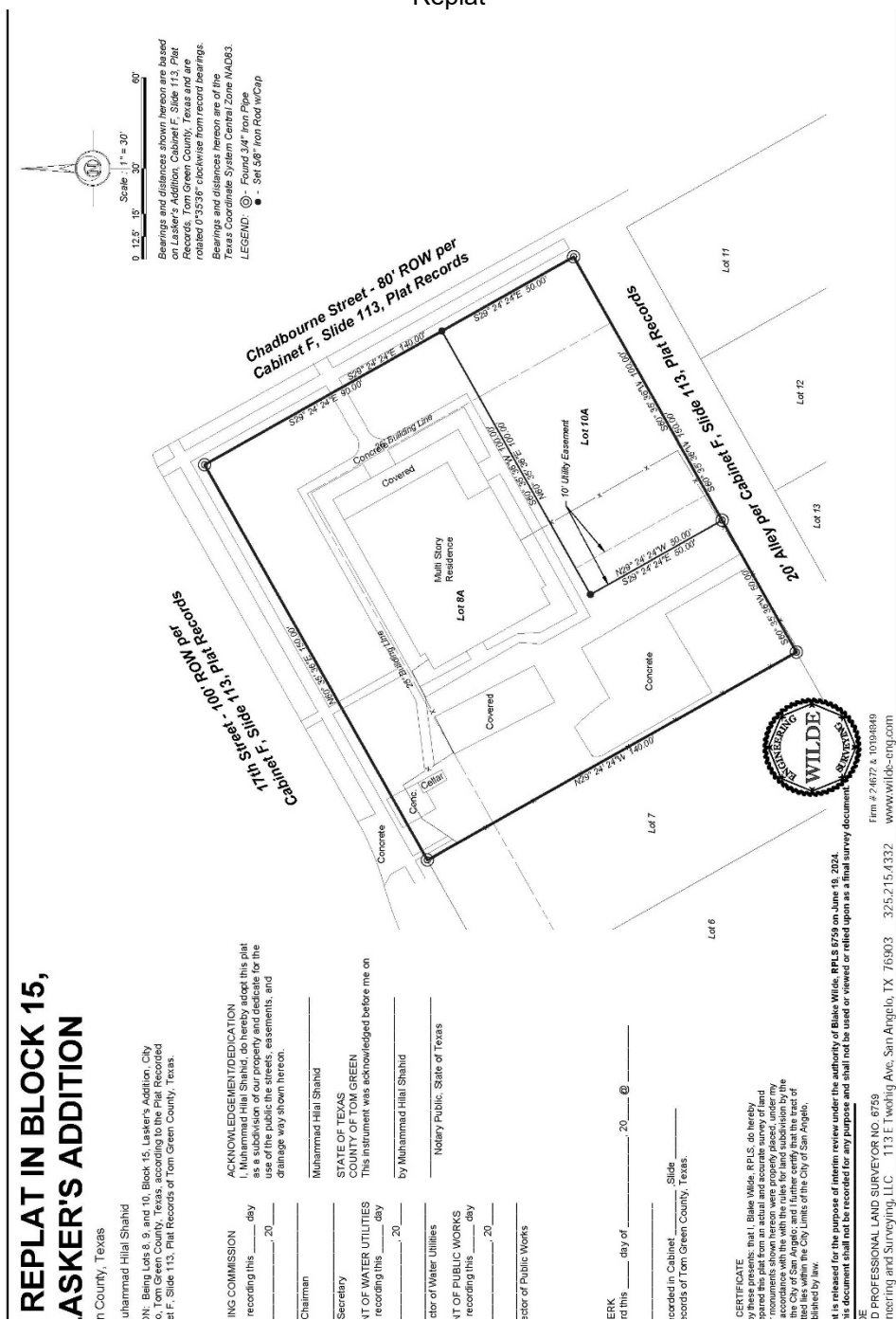
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prepare and submit plans for approval, illustrating the 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].
3. 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.
4. Submit a drawing superimposing the buildings on the surveyed lots, to provide clarification of where buildings sit to determine that a variance is not required [Land Development and Subdivision Ordinance, Chapter 7, Section 2.T].
5. Certificate of Appropriateness Required for Demolition. A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the Building Official, without the review of a completed application for a Certificate of Appropriateness approved by the Design and Historic Review Commission, as provided for above.
6. Submit a revised Plat with the paving width for W 17th and N Chadbourne adjacent to the property being subdivided.

Notes:

1. No Building permits shall be issued for Lot10 A until a Certificate of Appropriateness for a demo permit has been secured through Design and Historic Review Commission or the Historical coach house structure is restored on lot 10B with the exterior and location approved by the Design and Historic Review Commission.
2. This property sits within the North TIRZ area and may submit an application for a fundi9ng request to improve facades and restoration of a Historical Building(s)

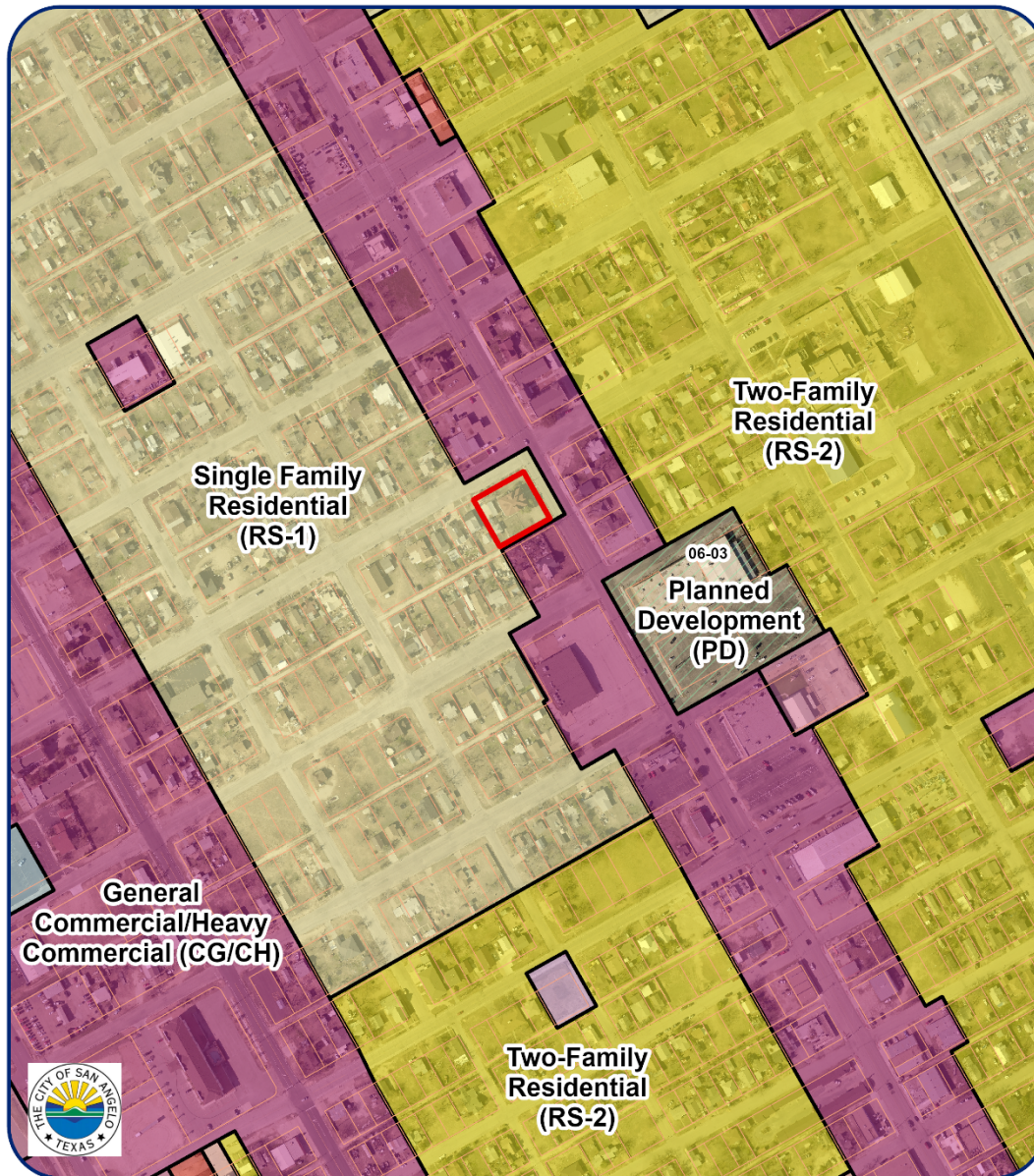
- Replat
Aerial Map

Replat



Aerial Map





Zoning Map
RP24-12 Lasker's Addition

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.03 0.06 0.09 0.12 Miles

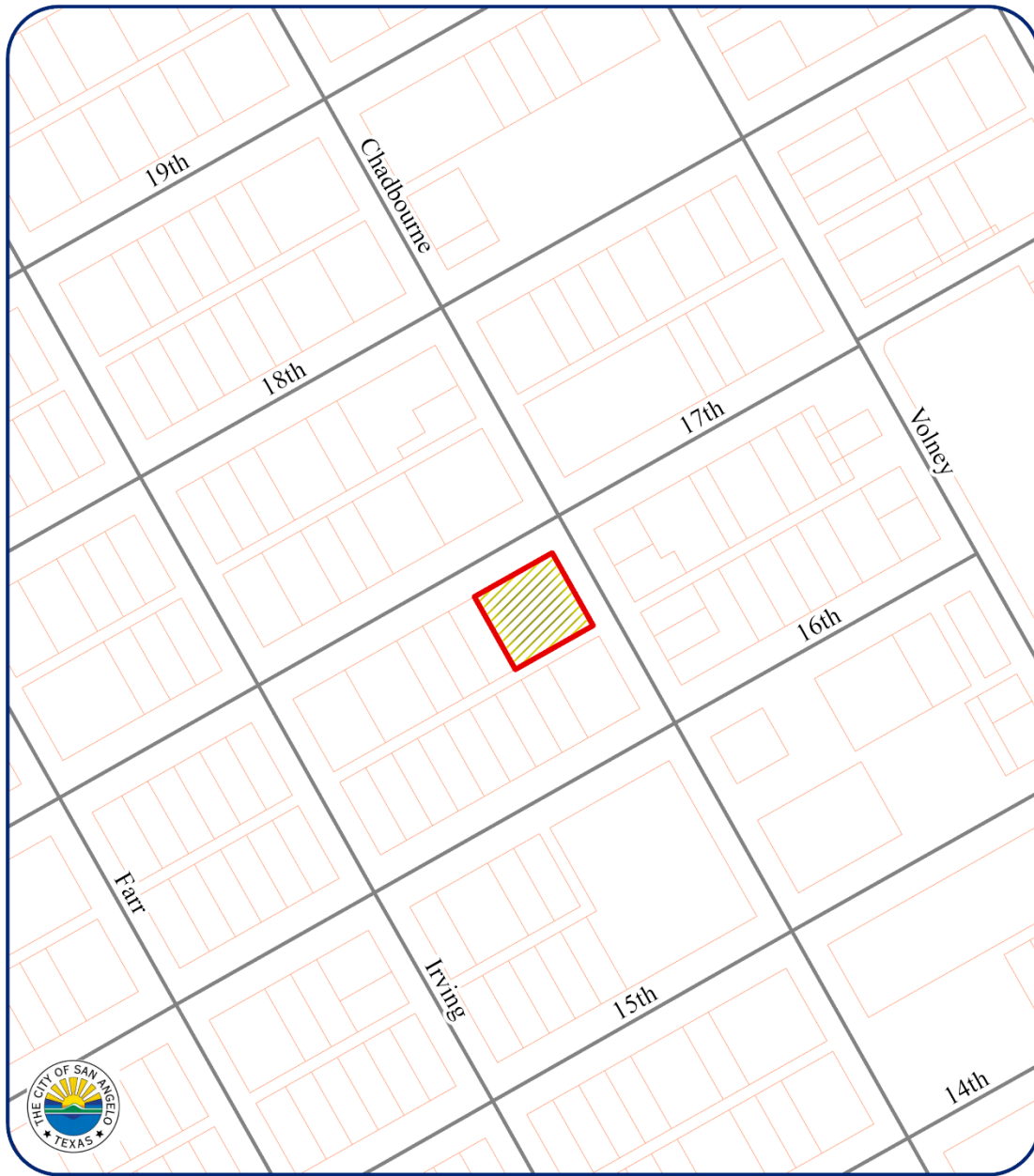
Subject Properties:



N



Historic Overlay



Historic Overlay Map
RP24-12 Lasker's Addition

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.00 0.02 0.04 0.06 0.08
Miles

Subject Properties:



N



PLANNING COMMISSION – July 15, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Sign Variance		SV24-01: The Landmarks of San Angelo	
SYNOPSIS:			
The applicant has applied for a sign variance to Sec 12.04.005 (a)(1)(B) Height. The variance would allow a Multifamily residence district sign to be taller than 8' in the RM-1 Low-rise Multi-Family Zoning District located at 5205 S Bryant. The variance is to allow a sign height of 16' due to the nature of the sign structure.			
LOCATION:		LEGAL DESCRIPTION:	
5205 S Bryant Blvd.		Windwood Subdivision Section One, Block one, Tract one.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood	RM-1 Low-rise Multi-Family	Neighborhood Center	0.914 ac.
THOROUGHFARE PLAN:			
South Bryant Blvd. Frontage Road – Urban Arterial Street (TXDOT Freeway) – not subject to Subdivision Ordinance standards Provided: 316' right-of-way, 22' pavement on frontage rd. with sidewalk Kimery Lane – Urban Local Street Provided: 61' right-of-way, 23' paved with curb and gutter and no sidewalk			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends Approval of the Sign Variance for a freestanding on-site sign with taller than 8' in the RM-1 Low-rise Multi-Family Zoning District located at 5205 S Bryant. The Variance is to allow a sign height of 16' due to the nature of the sign structure.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner: Zill Properties & Investments</i> <i>Applicant: Donnie Jones</i>			
STAFF CONTACT:			
Aaron Vannoy Planning And development Services Director (325) 657-4210, Extension 1542 aaron.vannoy@cosatx.us			

Additional Information: The proposed sign will be located on the property at 5205 S. Bryant Blvd, directly east of the building 5207 A/B. The sign will be set back 10 feet from the front property line as required for a Multi-family residence district.

Sign Variances: Section 12.04.013 of the Sign Ordinance requires that before the Planning Commission acts on a sign variance application, the applicant must show a hardship exists, and the Planning Commission shall determine that all of the criteria below are present.

- **Hardship:** Section 12.04.013(d) of the Sign Ordinance states that a hardship may result from: (1) The size, shape or dimensions of a structure; (2) The location of the structure; (3) Topographic or physical conditions on the site or in the immediate vicinity; or (4) Other physical limitations, such as street locations or traffic conditions in the immediate vicinity.
 - The applicant sees where the street locations and speed of vehicles can point to a hardship of placemaking for this small multi-family housing group. S. Bryant in this location is wide and has frontage roads on either side. The speed limit heading south is 65 miles per hour and the speed limit heading north is 65 miles per hour. To the immediate south is a large interchange of traffic between Hwy 277, Hwy 87, Loop 306 and Bryant Blvd.
 - The topographical area is low and flat due to being in the South Concho River basin. While these may seem to have a line of sight, you notice other properties (Heavy Commercial, Planned Development and Office Commercial) have large freestanding signs being digital and oriented directly to traffic, this sign is not directed at traffic.
 - The location of the sign structure is hidden from south bound traffic due to a line of trees on the south side of Kimery Lane, across the road on property not owned by the applicant.
 - The sign structure is rounded. The sign itself is more about placemaking than advertising and the location, orientation of the sign, and the large higher traffic roadways point to a hardship for this RM-1 Zone lot.
 - All light is down cast and shielded not bleeding over to adjacent properties or roadways.
- **Variance Criteria:**

Before the planning commission acts on the variance application, the applicant must show a hardship exists, and the planning commission shall determine that all of the following are present:

(1)

There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant

desires to draw attention and do not apply generally to all businesses or enterprises;

(2)

Such special circumstances were not created by the applicant;

(3)

The granting of the variance will be in general harmony with the purpose of this article and will not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general;

(4)

The variance applied for represents the minimum variance necessary in order to afford relief from the hardship;

(5)

The variance applied for does not depart from the provisions of this article any more than is required to identify the applicant's business or use.

City Staff believes the applicant has met the criteria in this case as it does have a hardship, the special circumstances were not created by the applicant for the hardship. The height variance allows the hardship to be minimized by allowing a structure with painted sign to be more placemaking than advertisement of the multi-family community. The granting of this variance will not materially be detrimental to the adjacent properties. This is the minimum variance needed to afford relief from the hardship and the variance does not depart from this article for the identification of the multi-family housing.

Recommendation:

Staff's recommendation is for the Planning Commission to **approval** the Sign Variance that would allow a for a freestanding on-site sign with taller than 8' in the RM-1 Low-rise Multi-Family Zoning District located at 5205 S Bryant with the following conditions:

1. Obtain all relevant permits and inspections from Building Permits
2. Limit the height of overall structure to 16'.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Site Plan
Sign Rendering



Aerial Map
SV24-01 5207, 5221 S US Hwy 87

Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

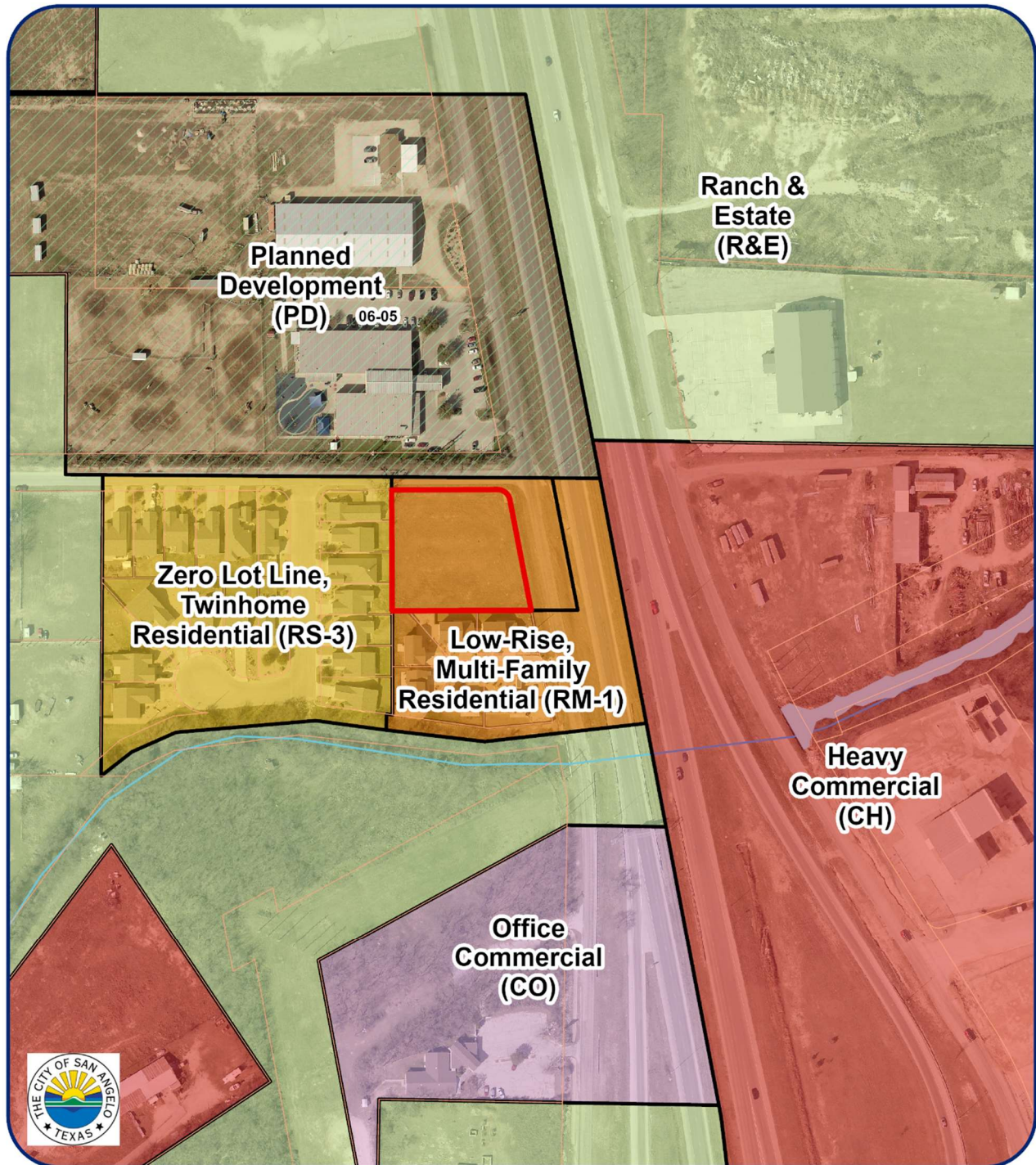
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Miles

Subject Properties:



N





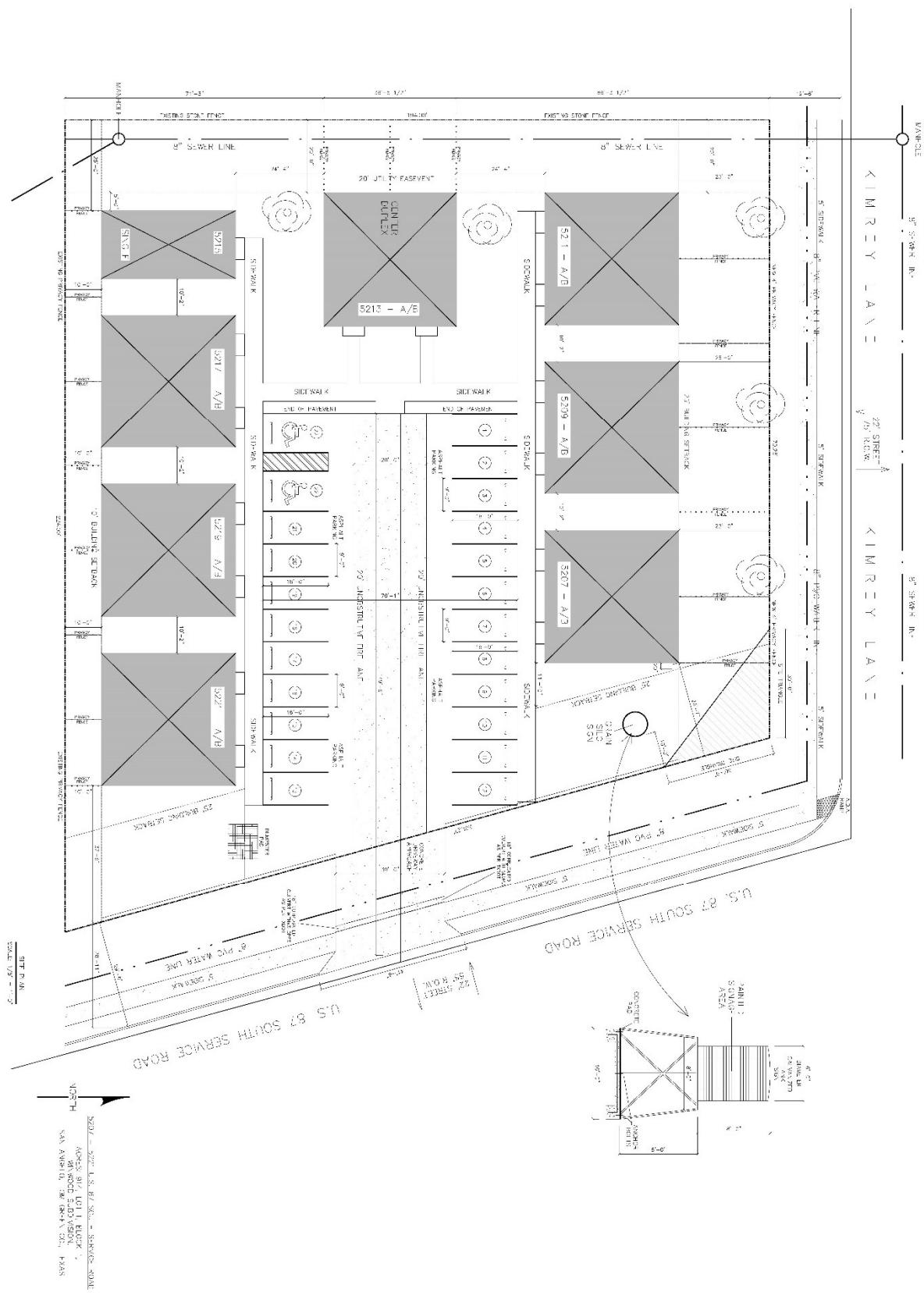
Zoning Map
SV24-01 5207, 5221 S US Hwy 87

Council District: #1 Tommy Hiebert
Neighborhood: Glenmore

Scale: 0 0.01 0.02 0.04 0.06 0.08
Miles

Subject Properties: —





Photos of Site and Surrounding Area



