Planning Commission
8/19/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 19, 2024 at 2:00 PM 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. **RP24-15 Poulter's Highland (SMD#2):** A request to Replat lot 26 of block 2 of Poulter's Highland Acres Addition in the 3900 Block of Townview Ln.

III. Regular Agenda

A. **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):** A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district (tabled from July meeting).
2. **CU24-21 115 N Jackson (SMD#5):** A request for a Conditional Use to allow a short-term rental in a Two-family Residential (RS-2) zoning district.
3. **CU24-22 600 N Baze St (SMD#3):** A request for a Conditional Use to allow an expansion of their current metal salvage and recycling facility in the lot to the south in a Light Manufacturing (LM) zoning district.
4. **CU24-23 4901 Blue Grama Cir (SMD#6):** A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district.

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

1. **Z24-08 21 E 30th St (SMD#2):** A request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RS-1) Single Family Residential at 21 E 30th St.
2. **Z24-09 1628 & 1640 Beacon St (SMD#4):** A request for approval of a zone change from the Two-Family Residential (RS-2) zoning district to Low-Rise Multifamily (RM-1) at 1628 and 1640 Beacon Street.

3. **Z24-11 & CP24-05 2588 Armstrong St (SMD#4):** A request to rezone from (RS-1) Single-family Residential to (CN) Neighborhood Commercial and amend the Comprehensive Plan from Neighborhood and Commercial to Neighborhood Center.
4. **Z24-12 2815, 2821, 2836 Houston St & 2826 W Houston Harte Expy Frontage (SMD#2):** A request for approval of a zone change from (CN) Neighborhood Commercial and (RS-1) Single-family Residential to (RM-1) Low-rise Multifamily for the property at following addresses 2815, 2821, 2835 Houston Street and 2826 W Houston Harte Expy. Frontage Rd.
5. **Z24-13 2025 & 2029 Vaughn St (SMD#5):** A request to rezone from CG/CH (General Commercial/Heavy Commercial) to RM-1(Low Rise Multifamily Residential) at 2025 & 2029 Vaughn Street.

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

1. **PV24-01 Lake Nasworthy Addition Group Red Bluff (SMD#1):** A request to vacate the First Replat of Lots 44 and 45, Block 3, Section 3, Lake Nasworthy Add. Group Red Bluff. Vacating this replat will result in Lot 44A returning to two separate lots: Lot 44 and Lot 45.
2. **PV24-02 Sagewood Estates (SMD#4):** A request to vacate the Preliminary Plat of Sagewood Estates.
3. **FP24-14 Lake Shore Estates Section 3 (SMD#1):** A request for a final plat of 25.252 acres located south of Bright Ave and southwest of South Concho Dr at Lake Nasworthy to create 87 single-family residential lots.
4. **RP24-13 South Angelo Addition Block 4 Lots 11-12 (SMD#5):** A request to for a First Replat of Lots 11 & 12, Block 4 of South Angelo Addition located at the northwest corner of Vaughn St and Jack St.
5. **RP24-14 Hatcher's Addition (SMD#2):** A request to Replat four lots into one lot of the Hatcher's Addition Block 81, Lots 4-8 at 2815, 2821, 2835 Houston St and 2826 W Houston Harte Expy Frontage Rd.

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, September 16, 2024, at 9:00 am** in the East Mezzanine 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 15th day of August 2024, at 4:52 p.m.

Aaron Vannoy, Director of Planning and Development Services

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

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending board or commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	RP24-15: First Replat of Lot 26, Block 2, Poulter's "Highland Acres" Addition

SYNOPSIS:

A request to replat Lot 26 of Block 2, Poulter's "Highland Acres" Addition in the Ranch & Estate (R&E) zoning district located at approximately the 3900 Block of Townview Lane. This replat results in one 417'x148' lot. There are no current variance requests. An Administrative Zoning Variance was granted for a lot width of 148 feet in lieu of the required 150 feet for a Ranch & Estate lot.

LOCATION:	LEGAL DESCRIPTION:
~3900 Block of Townview Lane	Acres: 1.420, Blk: 2, Subd: POULTER HIGHLAND ACRES, S ½ OF LOT 26

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Tom Thompson Neighborhood – Bluffs	R&E	Rural	1.416 acres

THOROUGHFARE PLAN:

Townview Lane – Local Street:
R-O-W width of 50 feet, current paving width of 36 feet. Both measurements meet the required minimums.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the First Replat of Lot 26, Block 2, Poulter's "Highland Acres" Addition, subject to **one (1)** condition.

PROPERTY OWNER/PETITIONER:

Owner: Ricky and Teresa Waters
Petitioner: SKG Engineering

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements:

This replat seeks to cut a long, existing lot in half, presumably so that residential development can occur on the new half. The existing legal lot lines run entirely through the block, encompassing two properties. This replat will align the legal lot lines with the current ownership lines. The request conforms with the Comprehensive Plan and Purpose Statements of the Zoning and Subdivision Ordinances.

Recommendation:

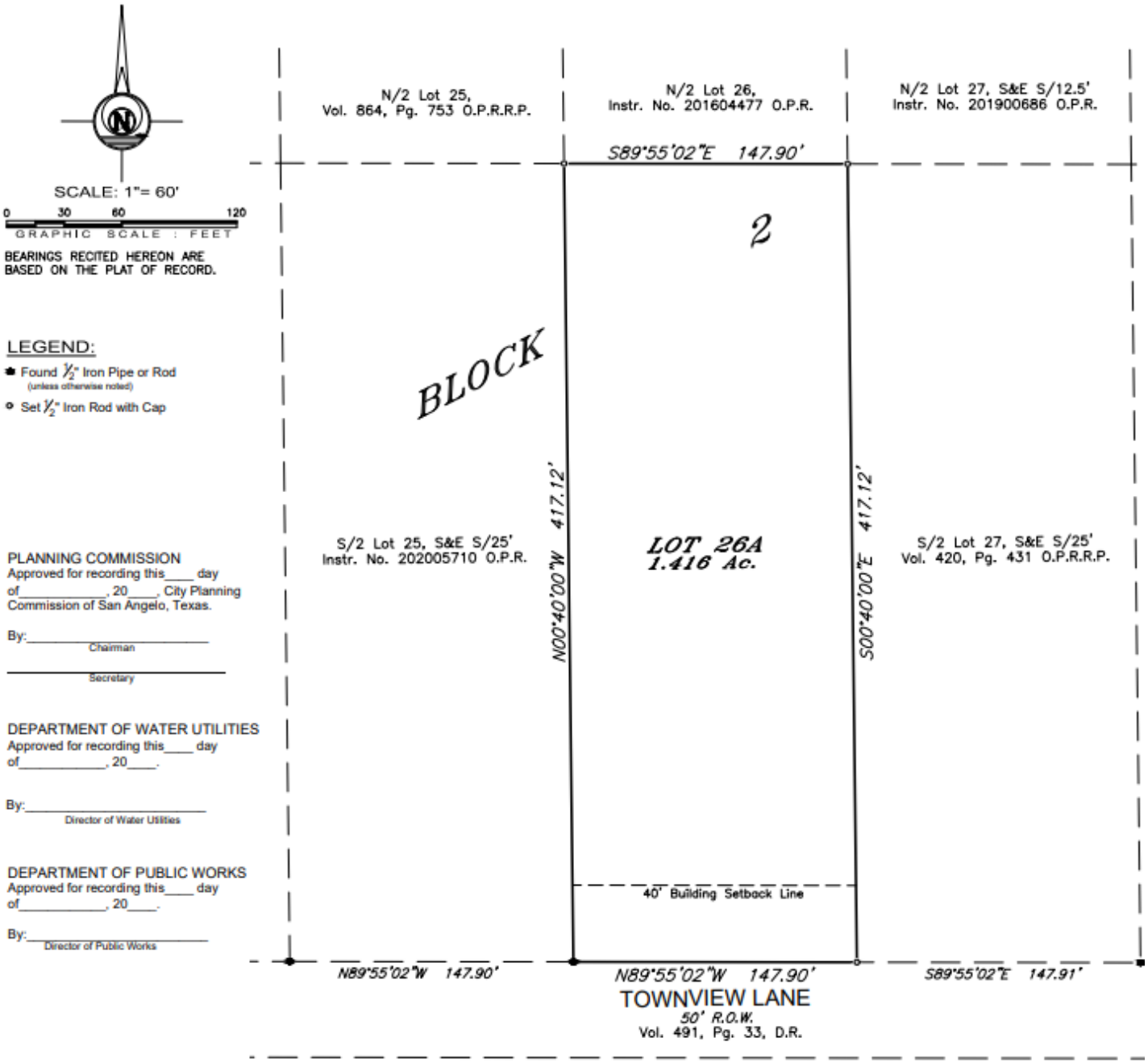
Staff recommend **APPROVAL** of the First Replat of Lot 26, Block 2, Poulter's "Highland Acres" Addition, subject to the following **one (1)** condition of approval:

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]*

Attachments:

Replat

Replat



FIRST REPLAT OF LOT 26, BLOCK 2, POULTER'S "HIGHLAND ACRES" ADDITION

MEMO

Meeting Date: August 19, 2024 (tabled from July 15)

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.

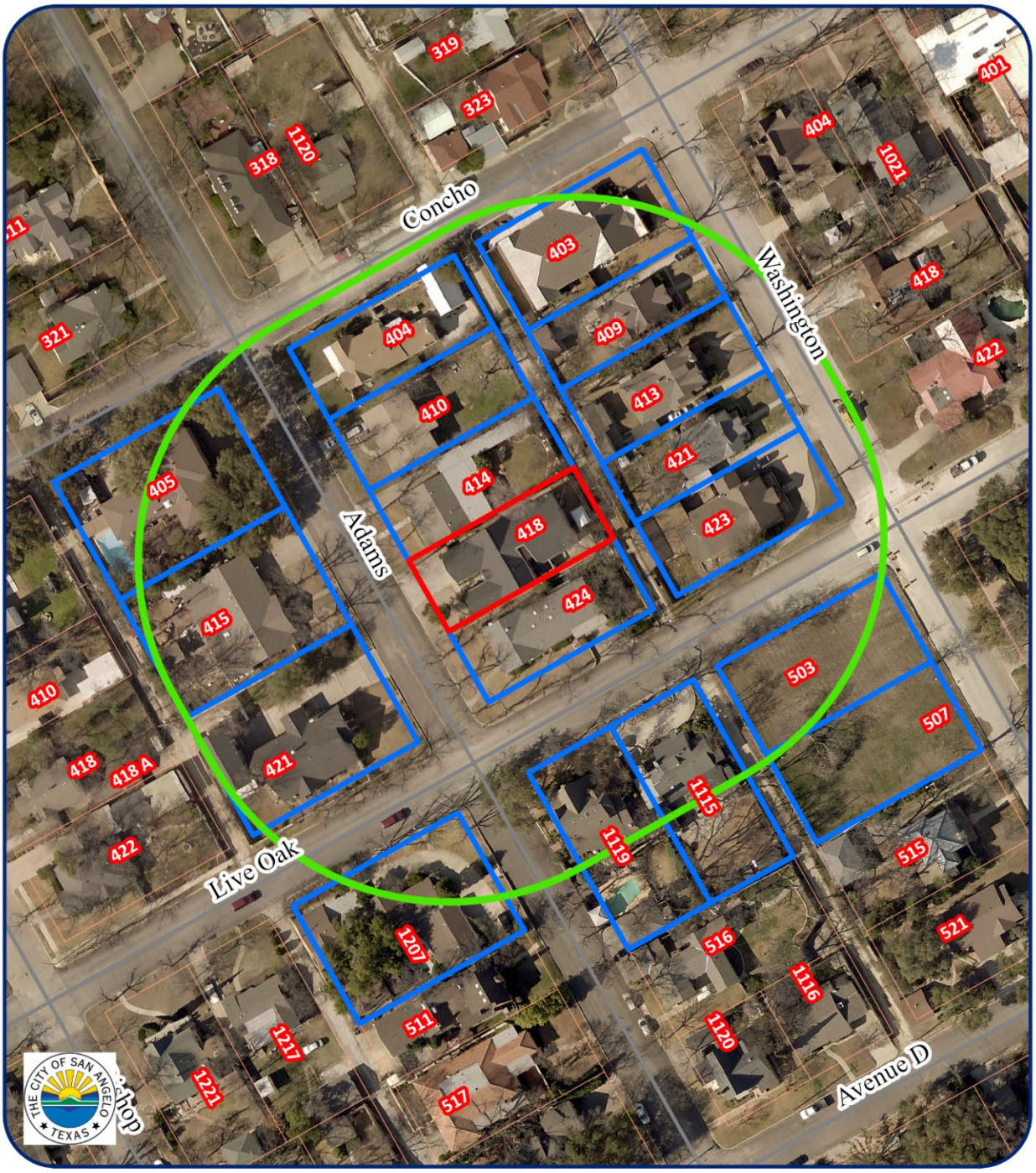
At July 15, 2024 PC meeting, staff was requested to do some research as a neighbor mentioned recent police reports. Code Compliance reported a violation in June 2023 and another in April 2024 but the owner complied. Police confirmed a call for service was received on June 12, 2022 for neighbors yelling, screaming, trying to fight and peeping tom with some expletives. Another call for service was received on February 3, 2024 for a neighbor at 424 S Adams for a dog barking. The owners said the neighbors were having a party and was causing their dog to bark. Police asked neighbor, who said they were renting from AirBnB, to turn the music down.

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

Planning Commission Requested Action:
Staff does not find these items fit the revocation criteria, so 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 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

MEMO

Meeting Date: August 19, 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-2 zoning area.

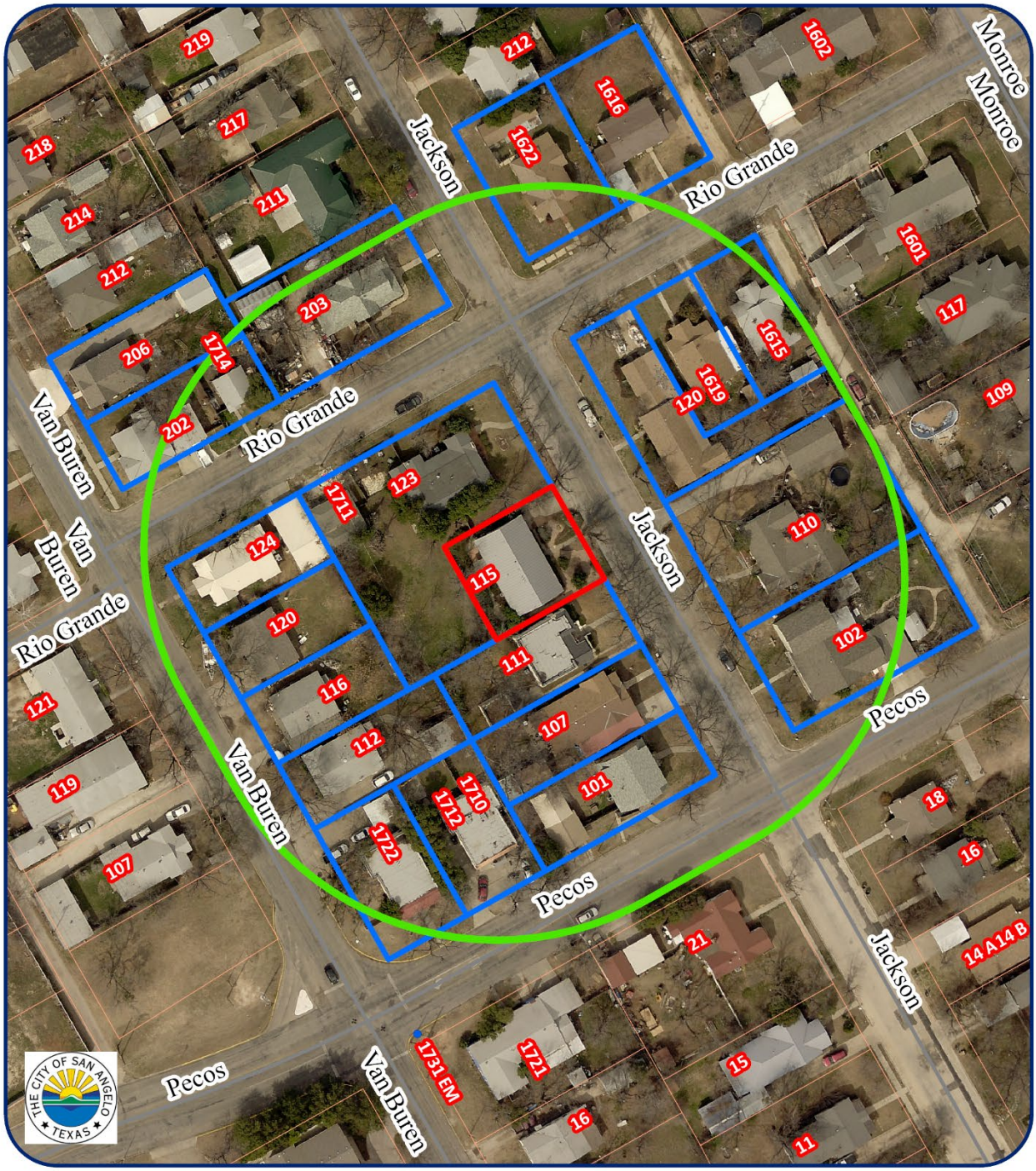
Background: CU24-21 - A request for a Conditional Use for a short-term rental located at 115 N Jackson St. This property is located in Santa Rita, not far from the golf course and downtown. A safety inspection was completed and passed on 7/24.

Notification: 21 Notifications sent. Received 0 in opposition and 1 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 115 N Jackson St with **one condition of approval**.

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

Front of house



200' Notification Map
CU24-21 115 N Jackson St
Council District: #5 Karen Hesse Smith
Neighborhood: Central
Scale: 0 0 0.01 0.02 0.03 0.03 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Conditional Use – recycle center	CU24-22 600 N Baze St.

SYNOPSIS:

The applicant is requesting approval of a Conditional Use to allow an expansion of their current metal salvage and recycling facility in the lot to the south in a Light Manufacturing (LM) zoning district.

LOCATION:	LEGAL DESCRIPTION:
600 N Baze St	Acres: 0.960, Blk: C, Subd: BAZE S/D, N 1/2 OF THE N 1/2 OF BLK C

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas PaulAnn Neighborhood	Light Manufacturing	Industrial	0.960 acres

THOROUGHFARE PLAN:

N. Baze – A minor collector with a current Right of Way at 80’ and a paving width of 33’ with curb and gutter

NOTIFICATIONS:

7 notifications mailed within 200-foot radius on July 31, 2024. Zero received in support and zero in opposition.

STAFF RECOMMENDATION:

Staff recommends **Approval** of a Conditional Use to allow an expansion of their current metal salvage and recycling facility in the lot to the south in a Light Manufacturing (LM) zoning district located at 600 N Baze St., subject to five conditions of approval.

PROPERTY OWNER/PETITIONER:

Applicant: SA Recycling

STAFF CONTACT:

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

Additional Information: The applicant purchased the lot north of their current recycle facility to expand their metal salvage and recycle facility. The ML zoning district allows for a wide range of industrial uses but deems both metal salvage yards and recycling facilities as "Waste-Related Uses" under Section 319.E

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.*** As mentioned in the Conditional Use (CU 14-12) for the other lot, there is a block of homes on the west side of North Baze Street, across the street from the proposed extension of the metal salvage and recycling facility. Although the area is entirely industrial to the north, east and south, there remain residential lots to the west which is why adding conditions like requiring the planting of trees to act as a buffer along with the privacy fence, prohibiting the spillover of light onto adjacent properties, and not allowing the storage of hazardous wastes would also be in keeping with the spirit of the previous conditions. Potential impact will appear to be minimized if the applicant satisfies all these conditions.

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 nature of the request appears to be consistent with relevant aspects of the Zoning Ordinance. The vision plan is Industrial for this area.

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 proposed metal salvage and recycling facility extension to this lot appears to be compatible with the area to the north, east, south, and west which is zoned Light Manufacturing (ML) and designated as Industrial in the Future Land Use (FLU) map of the Comprehensive Plan. The issue, however, are the existing single-family homes to the west which are all zoned ML. Although long term these properties are zoned for industrial uses, they are still being used as residential, so careful discretion must be given. The Conditions of Approval at the end of the report including an 8-foot high opaque solid screen fence, consistent with the previous Conditional Use approval CU-14-12 for the lot to the south, as well as tree buffering, will help to reduce the impacts of the proposed use on these homes.

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 are existing industrial buildings on the property to the east and a large gravel parking area to the west. The property is already zoned ML and there are no vegetation or natural features on the property. The applicant has stated that none of the metals being recycled are hazardous in nature.

5. **Community Need.** ***Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*** There appears to be a community need for this operation as the existing lot to the south has been providing services for over 25 years.

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.*** Most of the truck traffic will access the site from the Collector Street, North Baze Street, which connects the property to the Houston Harte Expressway to the north. Extending the metal salvage and recycling facility does not appear to generate any more traffic than a similar industrial use on the property. The buildings currently on the lot were built in 1958, and has operated in an industrial capacity in the past. The conditions of approval for this request are consistent with the existing conditional us approval for the lot to the south CU14-12 and will help to reduce impacts on the existing homes along North Baze Street.

Recommendation:
Staff recommends **Approval** of a Conditional Use to allow an expansion of their current metal salvage and recycling facility in the lot to the south in a Light Manufacturing (LM) zoning district located at 600 N Baze St., **subject to the following five Conditions of Approval**:

1. Any storage on the western 100 feet of the property shall be no more than 7 feet in height.

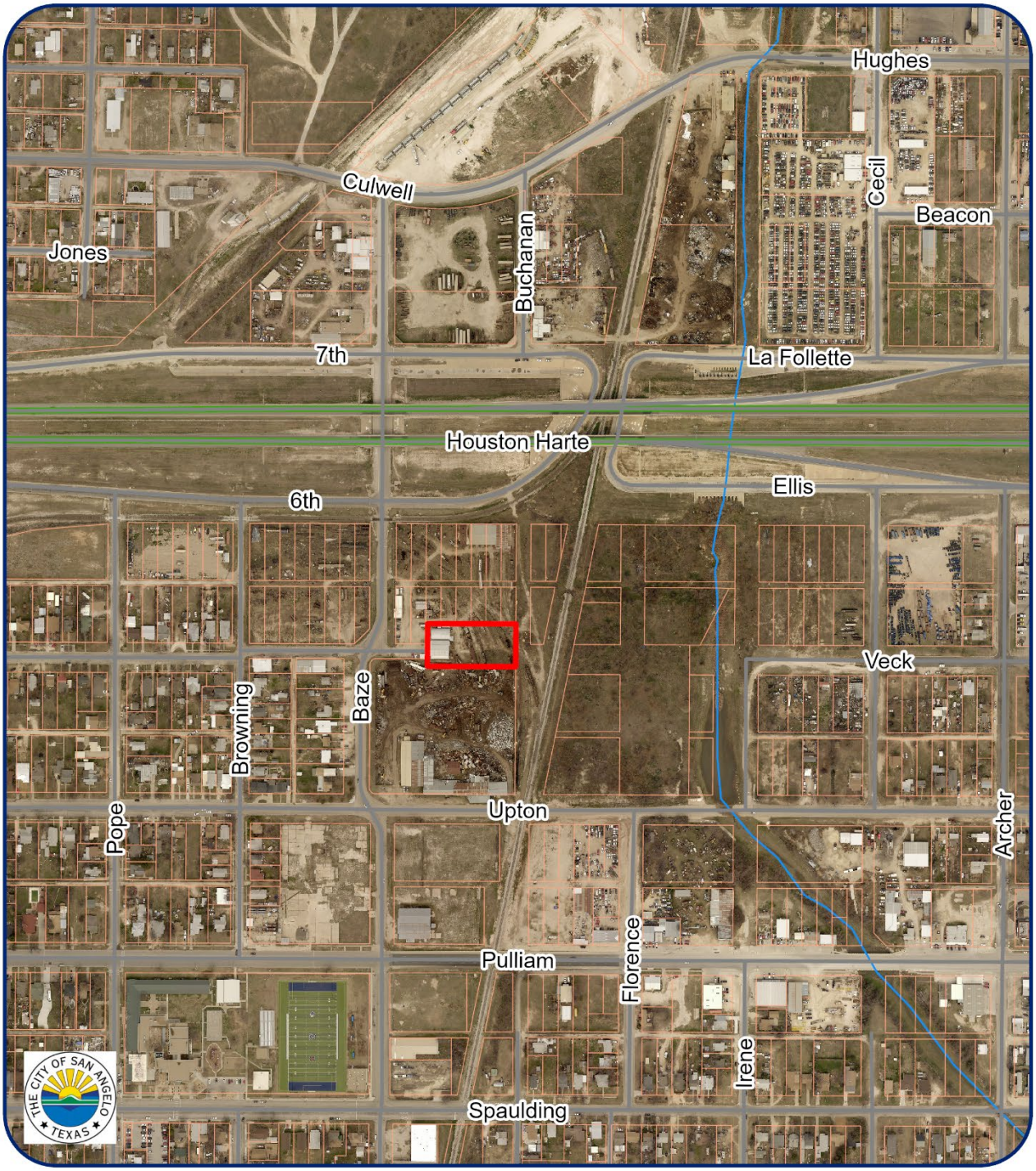
2. An 8-foot opaque privacy fence shall be constructed along the property side closest to N Baze. Any barbed wire from any existing fencing shall be hidden by the opaque fence or removed in its entirety. In addition, the planting of 5 drought-resistant trees, a minimum of 3” caliper and 5-6 feet in height at time of planting, shall be installed in front of the opaque fence.

3. Outdoor activities associated with the metal salvage and recycling facility shall not commence prior to 8AM or later than 7PM. This condition shall expire when there is no longer any residential uses within 200 feet of the properties which are the subject of this request. This shall also include the pickup and loading of collected materials to off-site locations for processing or other means.

4. Collection of waste materials shall be limited to metals only and there shall be no collection or storage of hazardous wastes on the property.

5. All exterior lighting shall be shielded and positioned in such a matter so as to not spill over onto any adjacent property.

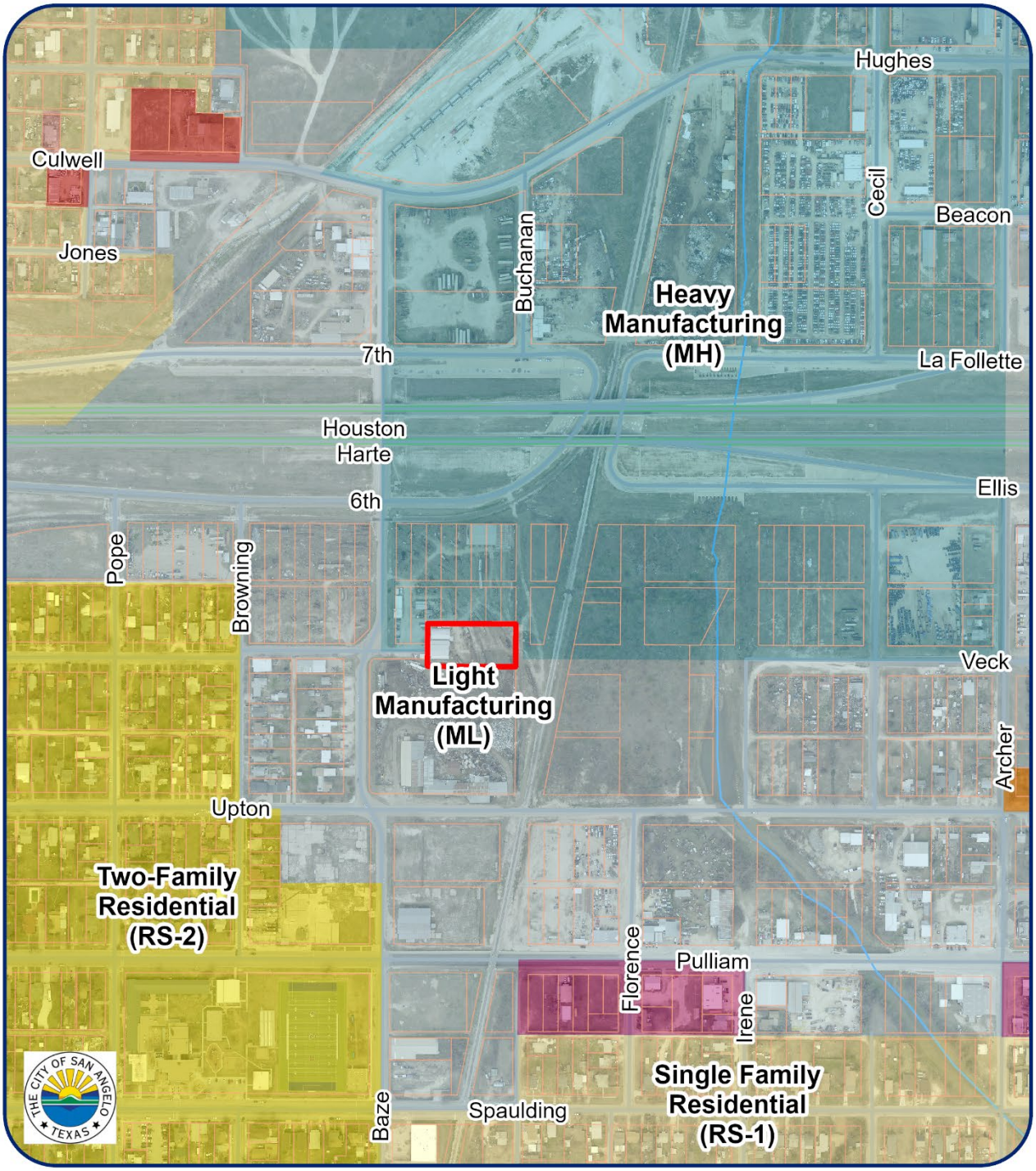
Attachments:
Aerial Map
Zoning Map
Notification Map
Photographs



Aerial Map
CU24-22 600 N Baze St
Council District: #3 Harry Thomas
Neighborhood: Paulann
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:

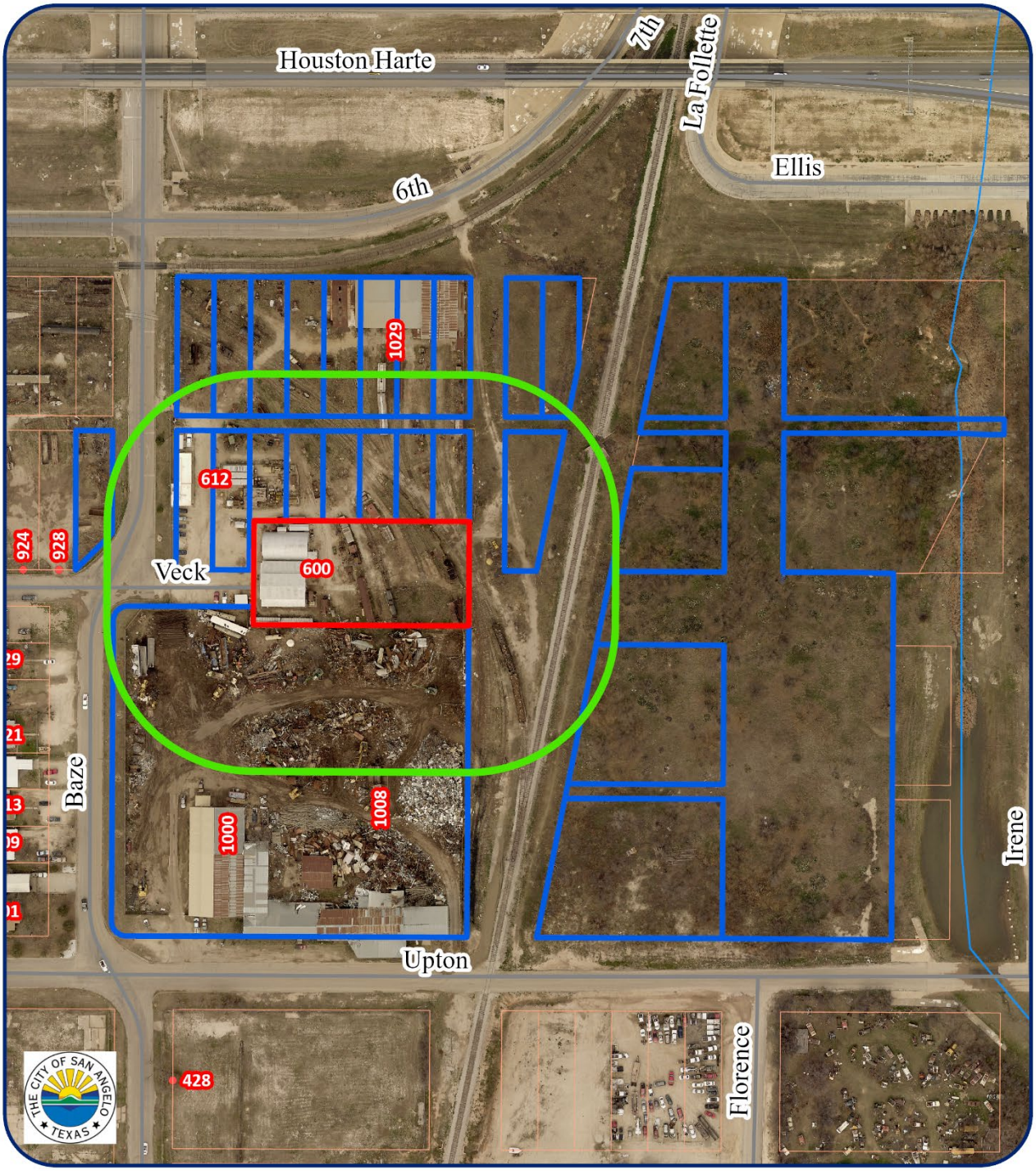
N



Zoning Map
CU24-22 600 N Baze St
Council District: #3 Harry Thomas
Neighborhood: Paulann
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:

N



200' Notification Map
CU24-22 600 N Baze St
Council District: #3 Harry Thomas
Neighborhood: Paulann
Scale: 0 0.00 0.01 0.03 0.04 0.06 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Site Photo

MEMO

Meeting Date: August 19, 2024

To: Planning Commission

From: Austin Reed
Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental in RS-1 zoning within District #6.

Background: CU24-23 - A request for a Conditional Use for a short-term rental located at 4901 Blue Grama Cir.

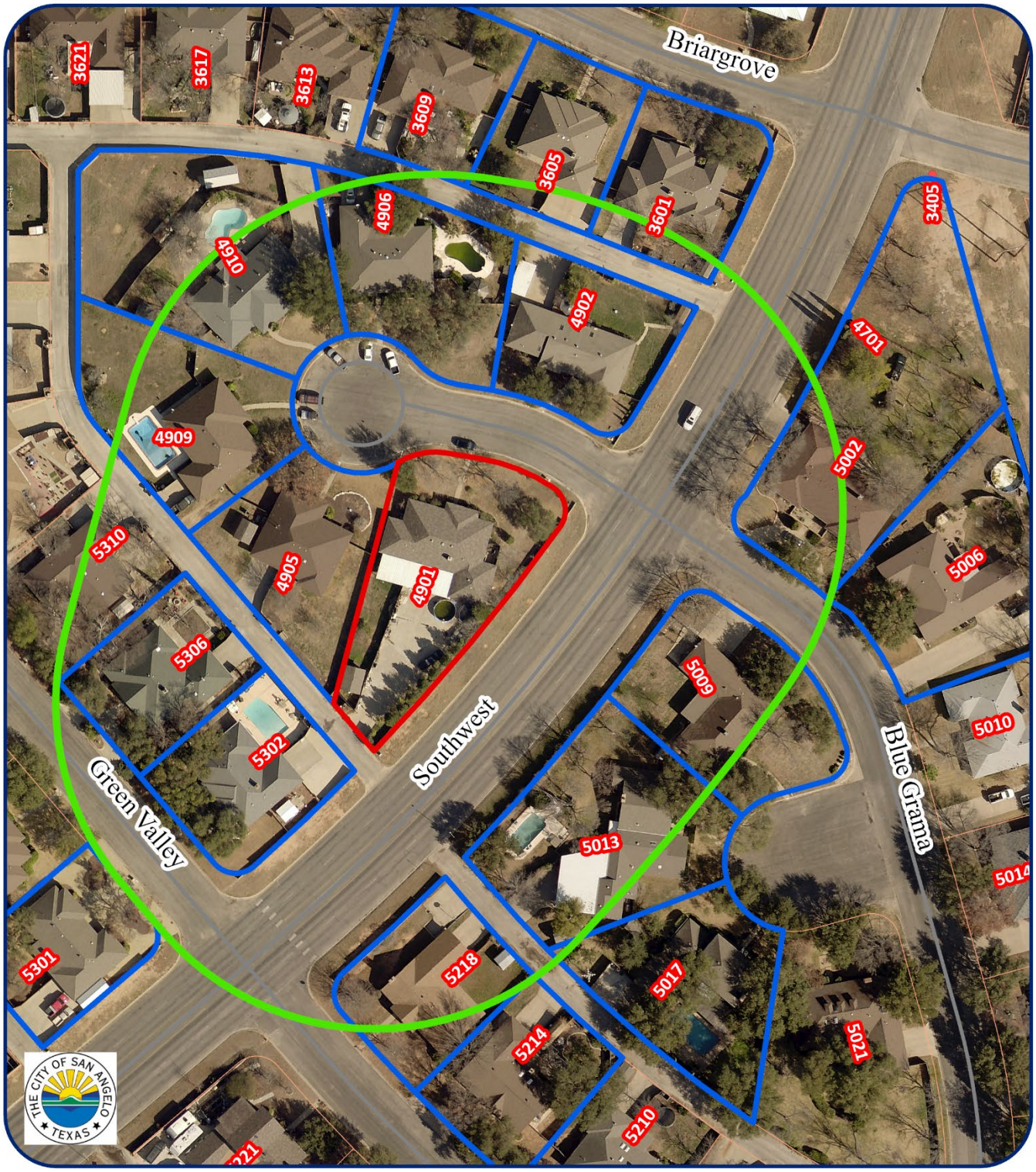
This is a request for a new short-term rental. They meet parking requirements and have passed their safety inspections.

Notification: 19 notifications sent. Received 0 opposed and 0 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 4901 Blue Grama Cir. with **one (1) condition of approval**.

1. The applicant must fully abide by the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.

Attachments:
Notification Map
Front of Property
Certificate of Occupancy



200' Notification Map
CU24-23 4901 Blue Grama Cir

Council District: #6 Larry Miller
Neighborhood: Bonham
Scale: 0 0 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

4901

City of San Angelo
52 W. College Ave.
San Angelo, TX 76903

Certificate of Occupancy
Permanent

Issue Date 07/15/2024
Application Number 24-00003259
Property Address ..... 4901 BLUE GRAMA CIR SANA

Subdivision Name .....MEADOW CREEK
Legal Description ..... Property description: LOT 6 SEC 10 BLK 29

Owner ..... SEGURA LORENA V & SALAZAR PERE
Contractor ..... OWNER-BUILDER
(325)657-4420

Description of Work..... CHANGE OF OCCUPANCY - RESIDENTIAL

Occupancy Type RS-1

Approved _____

Building Official
Void Unless Signed By Building Official

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

City Council First Reading September 17, 2024
City Council Second Reading October 1, 2024

APPLICATION TYPE:	CASE:
Rezoning	Z24-08 21 E 30th Street

SYNOPSIS:

Request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RS-1) Single Family Residential at 21 E 30th St to construct a single-family home. 82 ft. by 175 ft., 14,350 sq. ft., .41 acres.

LOCATION:	LEGAL DESCRIPTION:
East side of N Bryant Blvd. on E 30th Street, first vacant lot on the south side of 30th Street.	E 75 ft. of W175 of N 222.4 ft. of Tract B Mather Addition No. 1; Blk 13 & 14.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood: Lake View	CG/CH	Residential	.41 acres

THOROUGHFARE PLAN:

- N. Bryant Blvd. Major Arterial State Highway 87
- E 30th Street, 50 ft. of right of way, 36 ft. of paving. Local Street.

NOTIFICATIONS

20 notices were mailed out. None have been received either for or against at this time.

STAFF RECOMMENDATION:

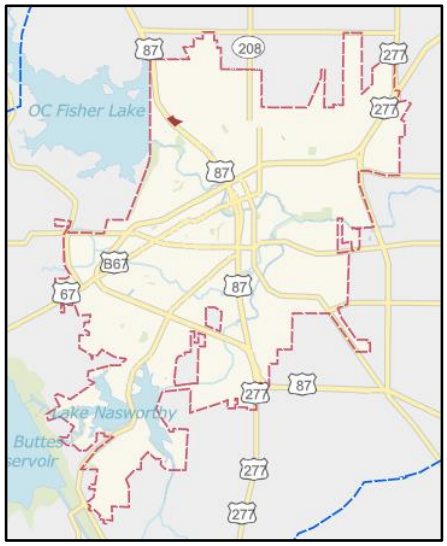
Planning staff recommends approval of the request. The Single Family (RS-1 zoning) is adjacent to the east of this lot and a single family home is adjacent to the west.

PROPERTY OWNER/PETITIONER:

Owner: David Tanguma

STAFF CONTACT:

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



Information:

This property is in a transition area of the City. Just a half block to the west on the corner of N. Brant Blvd. and E. 30th St. is a new Dollar General. There is a large multiple family apartment complex across the street and then a commercial building next to the apartments on Bryant Blvd. Moving east on 30th Street there are small single-family homes from the 50's and 60's and a mobile home on an individual lot. This area is still a solid residential area that can support additional homes built on the few other vacant lots. A block east of this residence is the Day Elementary School which is part of the SAISD property holdings and sometimes used as a pre-school. The area is still very much a residential area.

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 property proposed to be rezoned is in the General Commercial/Heavy Commercial (CG/CH) zoning district. The Comprehensive Plan has the area as "Neighborhood," Rezoning to Single-Family Residential (RS-1) is in keeping with the Neighborhood Land Use designation in the City's Comprehensive Plan, updated in 2006.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** As proposed, the lot will more than meet the requirement for Single-Family Residential.

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 rezoning is generally compatible with the surrounding area as outlined in the Comprehensive Plan mentioned above there is Single Family (RS-1) zoning to the east. The area still retains its residential character although it is close to heavy commercial zoning.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** The applicant wants to develop a single-family home on the lot. The lot is compatible with that designation.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** Staff does not anticipate any adverse environmental affects at this time. A review of drainage, grading, and stormwater will not be required during the subdivision platting process.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes there is a need for this type of product, a new home in this area of San Angleo.

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** This buildout would provide additional residential traffic in an area that is just starting to develop more commercial services. The closeness of the Dollar General is not considered detrimental.

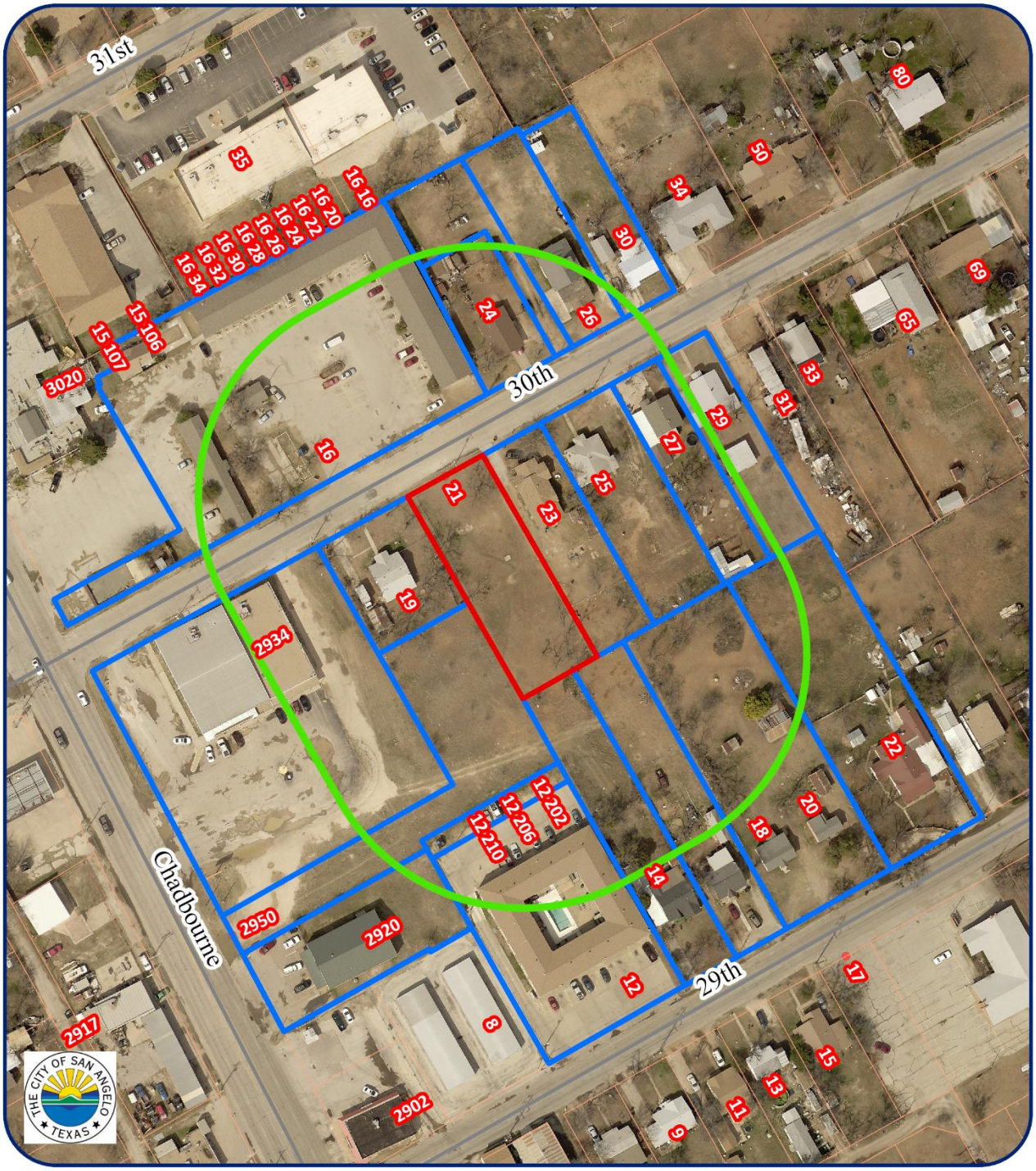
Recommendation:

Staff recommends APPROVAL of the rezoning request with one condition.

1. The condition of the meets and bounds legal description requires that the property be platted before a building permit can be issued.

Attachments:
Aerial Map
Final Plat

Notification Map



200' Notification Map
Z24-08 21 E 30th St
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

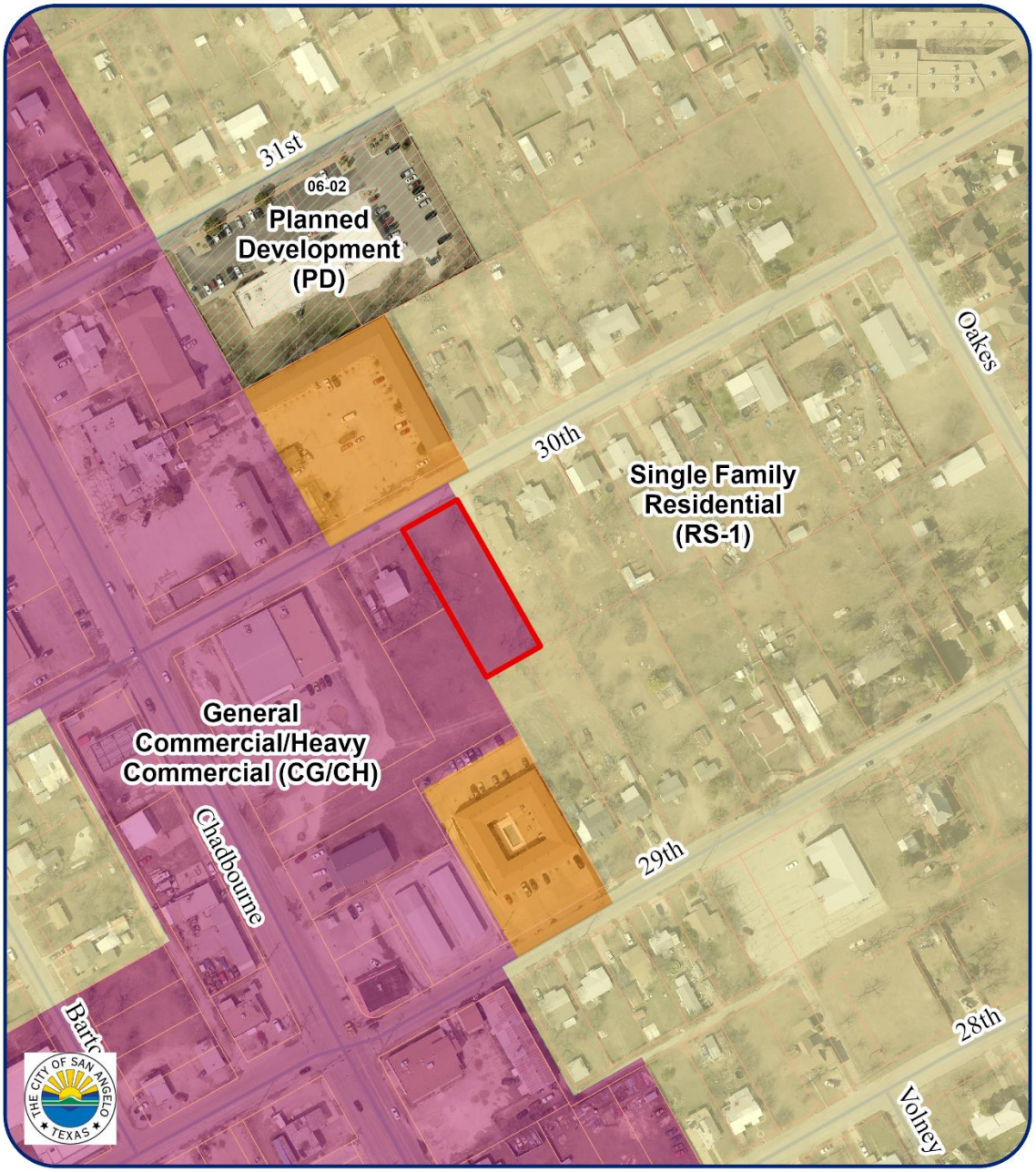
Aerial Map

Aerial Map
Z24-08 21 E 30th St
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Properties:

N

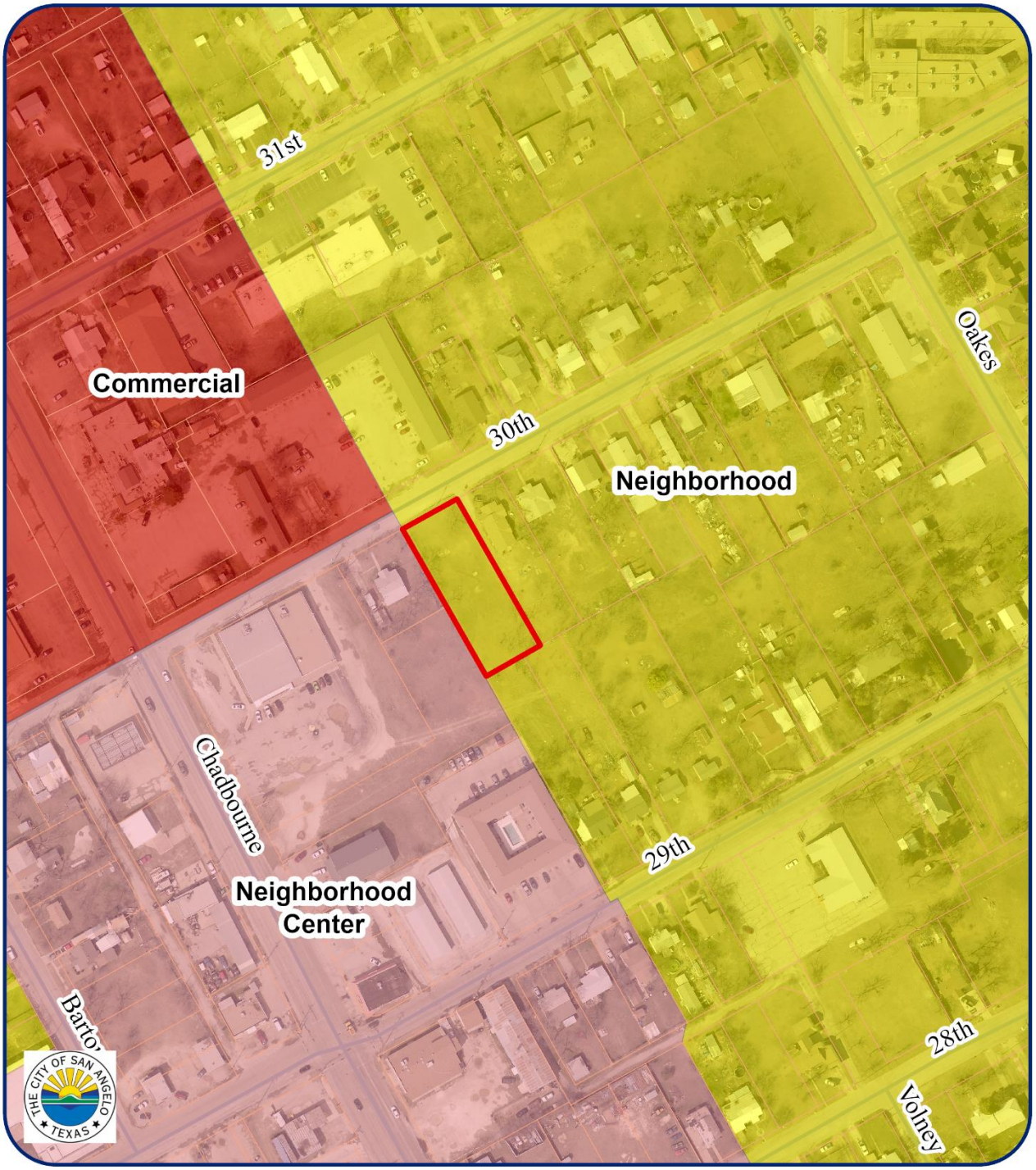
Zoning Map



Zoning Map
Z24-08 21 E 30th St
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Properties:

N



Vision Map
Z24-08 21 E 30th St
Council District: #2 Tom Thompson
Neighborhood: Lake View
Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Properties:

N

STAFF REPORT
PLANNING COMMISSION – August 19, 2024
City Council First Reading – September 17, 2024

APPLICATION TYPE:	CASE:
Rezoning	Z24-09: 1628 & 1640 Beacon

SYNOPSIS:

The applicant is requesting a zone change from Two-Family Residential (RS-2) to Low-Rise Multifamily (RM-1). There are two existing duplex structures within the subject area. The applicant has received approval of a plat to combine these lots into one.

LOCATION:	LEGAL DESCRIPTION:
Northeast corner of Beacon Street and North Marie 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:
SMD #4 – Lucy Gonzales Neighborhood: Paulann	RS-2	Transitional	.314 acres

THOROUGHFARE PLAN:

- North Marie Street – Local Road
- Beacon Street – Local Road

NOTIFICATIONS

38 notices were mailed out. At the time of this report, no notices have been returned.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the zone change from Two-Family Residential (RS-2) to Low-Rise Multifamily (RM-1).

PROPERTY OWNER/PETITIONER:

Petitioner: Wilde Engineering and Surveying, LLC
Owner: Riley Development, LLC

STAFF CONTACT:

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

Information:

There are two existing duplex structures on separate lots within the subject area. The applicant recently received approval of a plat to combine these lots into one, which when filed will result in two separate duplex structures on a single lot. This requires a zoning of RM-1. The applicant will not be able to file this plat without an approved zone change.

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 envisions this property to be "Transitional" in nature. Therefore, a zoning of Low-Rise Multifamily is compatible with the Comprehensive Plan and can help to provide a transition between the Single-Family Residential to the east and the commercial/manufacturing zoning to the west.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.***
   As proposed, this lot will meet all requirements for Low-Rise Multifamily (RM-1) zoning.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.***
   This rezoning is compatible with the surrounding area. Land to the east is largely Single-Family Residential and is continuing to develop in this way. Near to the northeast is a Manufactured Housing Subdivision. To the northwest is Light Manufacturing, and to the west is a mix of commercial and residential. Placing RM-1 zoning in this location will not seem unusual.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.***
   The applicant wishes to combine the existing structures' lots into one. They will not be able to file their plat to do so unless they receive approval of a zoning that will allow the two duplexes on a single lot.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.***
   Staff does not anticipate any adverse environmental effects.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.***
   Multifamily zoning in this area will help to provide diversity in housing, thereby addressing 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.***
   This rezoning will fall in line comfortably with the current development patterns of the surrounding area and the Comprehensive Plan, as well.

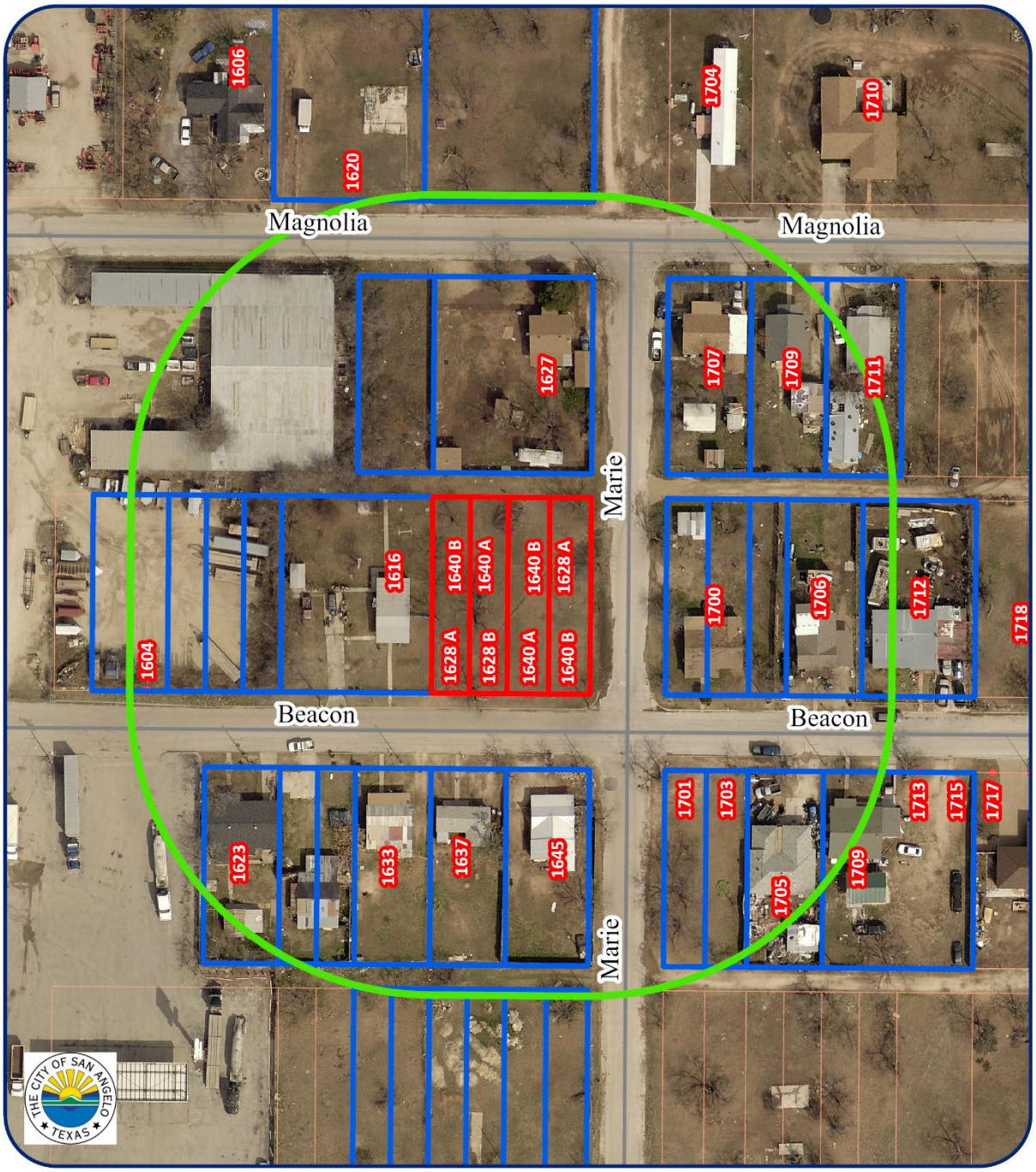
Recommendation:

Staff recommend **APPROVAL** of the zone change from Two-Family Residential (RS-2) to Low-Rise Multifamily (RM-1).

Attachments:

Notification Map
Aerial Map
Zoning Map

Notification Map



200' Notification Map
Z24-09 1628 & 1640 Beacon St

Council District: #4 Lucy Gonzales
Neighborhood: Paulann

0 0 0.01 0.02 0.03 0.03 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

Aerial Map

Aerial Map
Z24-09 1628 & 1640 Beacon St

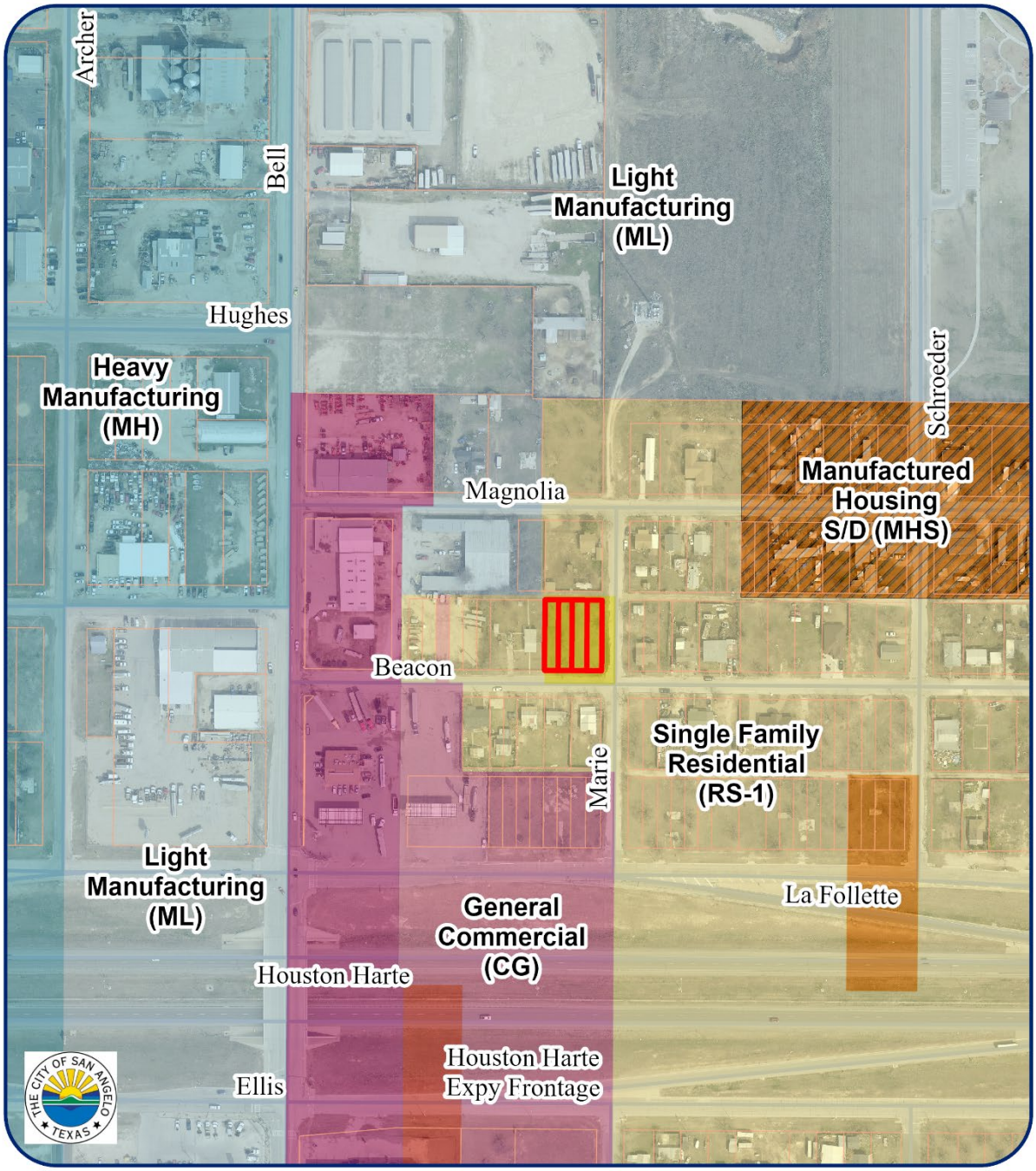
Council District: #4 Lucy Gonzales
Neighborhood: Paulann

0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N

Zoning Map



Zoning Map
Z24-09 1628 & 1640 Beacon St
Council District: #4 Lucy Gonzales
Neighborhood: Paulann

0 0.00 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N

STAFF REPORT - Z24-11 & CP24-05

Planning Commission: August 19, 2024
City Council 1st reading: September 17, 2024

APPLICATION TYPE:	CASES:
Zoning & Comp Plan Amendment	Z24-11 & CP24-05: 2588 Armstrong St

SYNOPSIS:

A request for approval of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial and a Comprehensive Plan Amendment from Neighborhood to Neighborhood Center for the property at 2588 Armstrong St.

LOCATION:	LEGAL DESCRIPTION:
2588 Armstrong St	Acres: 6.000, Abst: A-5735 S-0027, Survey: R S LONGBOTHAM, 6.0000 ACRES IN TRACT 39

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Neighborhood – PaulAnn	Currently: RS-1 Requesting: CN	Currently: Neighborhood Requesting: Neighborhood Center	6.000 acres

NOTIFICATIONS:

11 notifications were mailed within a 200-foot radius on July 31, 2024. Staff has received zero in favor and 1 phone call from a surrounding property owner in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the request to rezone from (RS-1) Single-family Residential to (CN) Neighborhood Commercial and a Comprehensive Plan Amendment from Neighborhood to Neighborhood Center for the property at 2588 Armstrong St.

PROPERTY OWNER/PETITIONER:

Owner: Sagewood Design Group
Petitioner: Gresham Smith

STAFF CONTACT:

Rae Lineberry
Planner
(325) 657-4210, ext 1533
Rae.lineberry@cosatx.us

Additional Information: The applicant is wanting to build a small commercial strip center on the southern 3 acres. The north 3 acres is undecided but the neighborhood commercial provides options while keeping larger commercial away from the residential to the north, south, and east.

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 north and west have general and heavy commercial. The proposed zoning and comprehensive plan amendment will provide a buffer between the heavier commercial and the residential.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The proposed zoning does not conflict with the zoning ordinance but instead will provide a buffer from the residential to the east and south and the heavy commercial across Armstrong St.

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 a small commercial strip center that will provide light traffic commercial and a buffer along a state-owned road.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area has been vacant for an extended period and the previously approved final plat for 10 residential lots was never recorded.

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.*** There is a need for a neighborhood commercial area in between general/heavy commercial and residential.

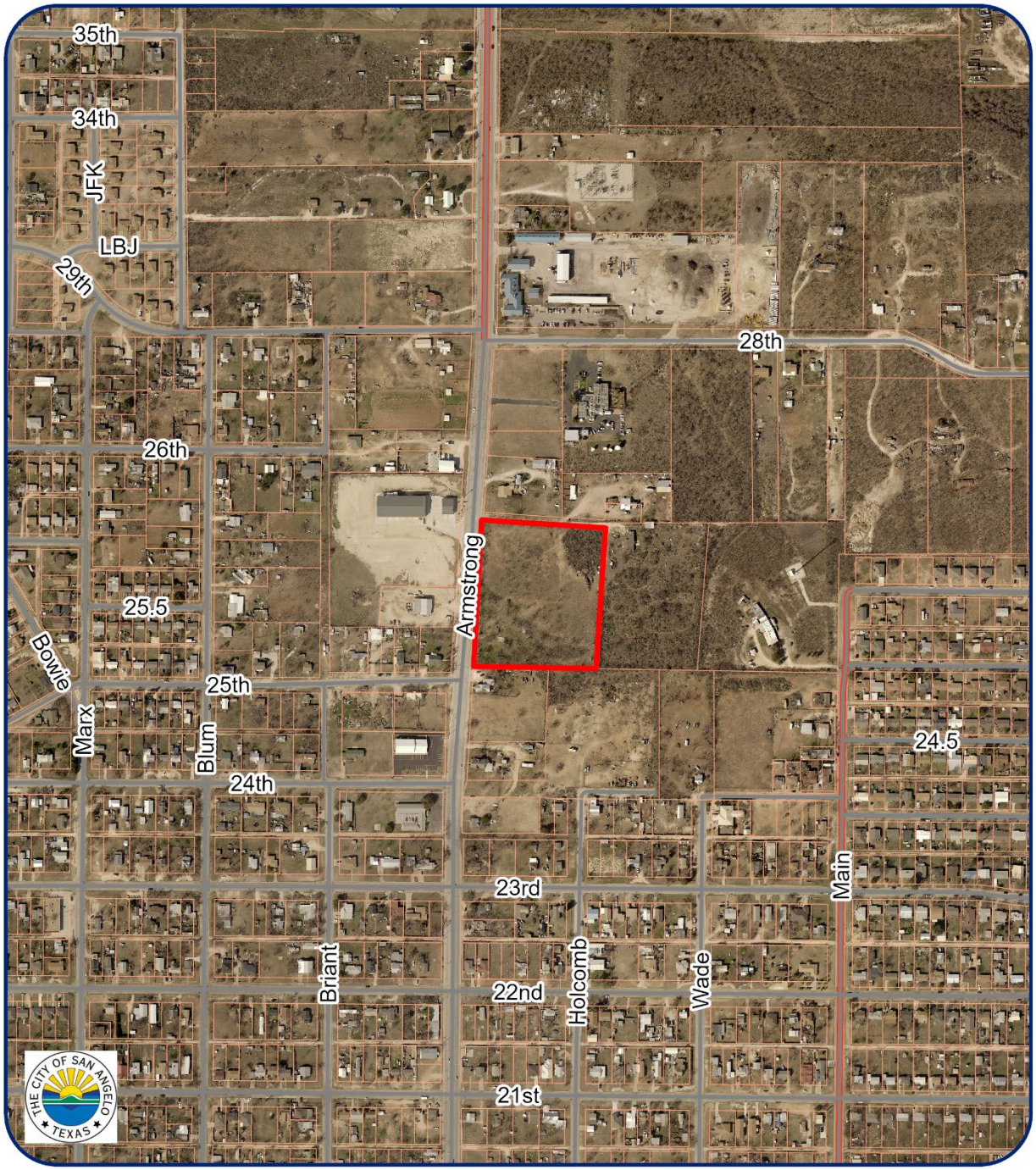
7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The property in question is well suited for the proposed project and will meet the development needs.

Recommendation:

Staff recommends **APPROVAL** of the request to rezone from (RS-1) Single-family Residential to (CN) Neighborhood Commercial and a Comprehensive Plan Amendment from Neighborhood to Neighborhood Center for the property at 2588 Armstrong St.

Attachments:

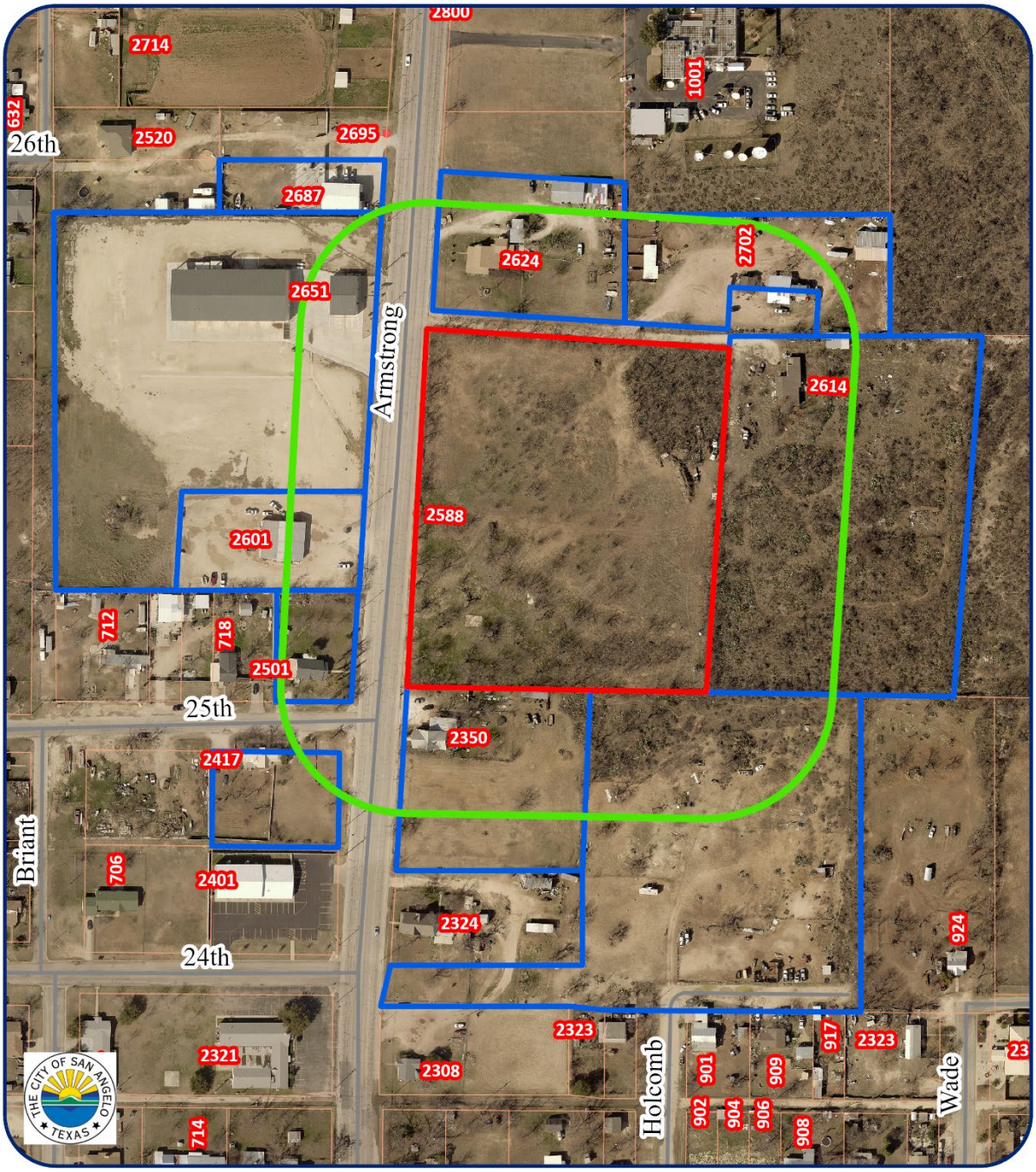
Aerial Map
Notification Map
Zoning Map
Vision Plan Map



Aerial Map
Z24-11 & CP24-05 2588 Armstrong St
Council District: #4 Lucy Gonzales
Neighborhood: Paulann
Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

Subject Properties:

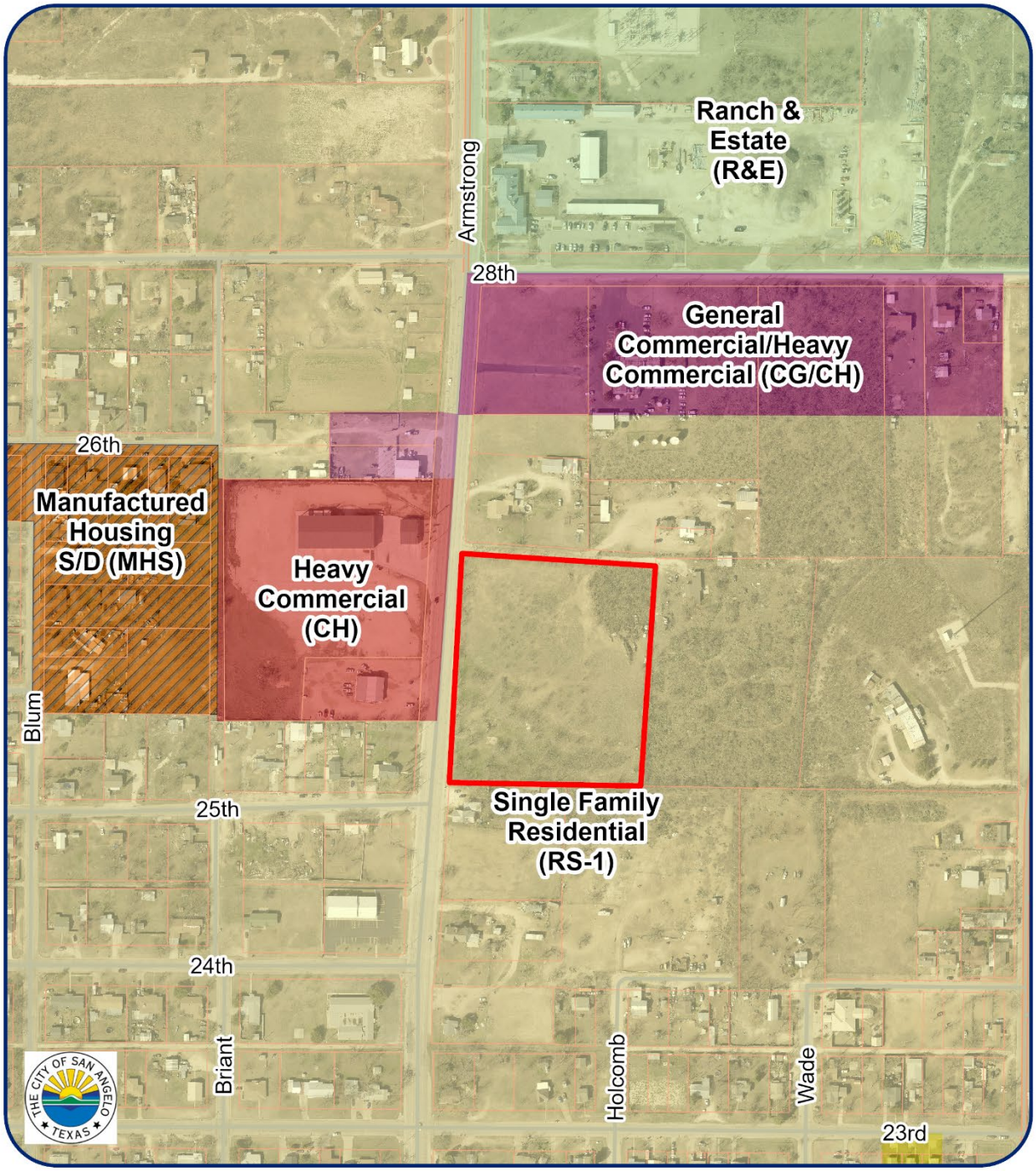
N



200' Notification Map
Z24-11 & CP24-05 2588 Armstrong St
Council District: #4 Lucy Gonzales
Neighborhood: Paulann
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

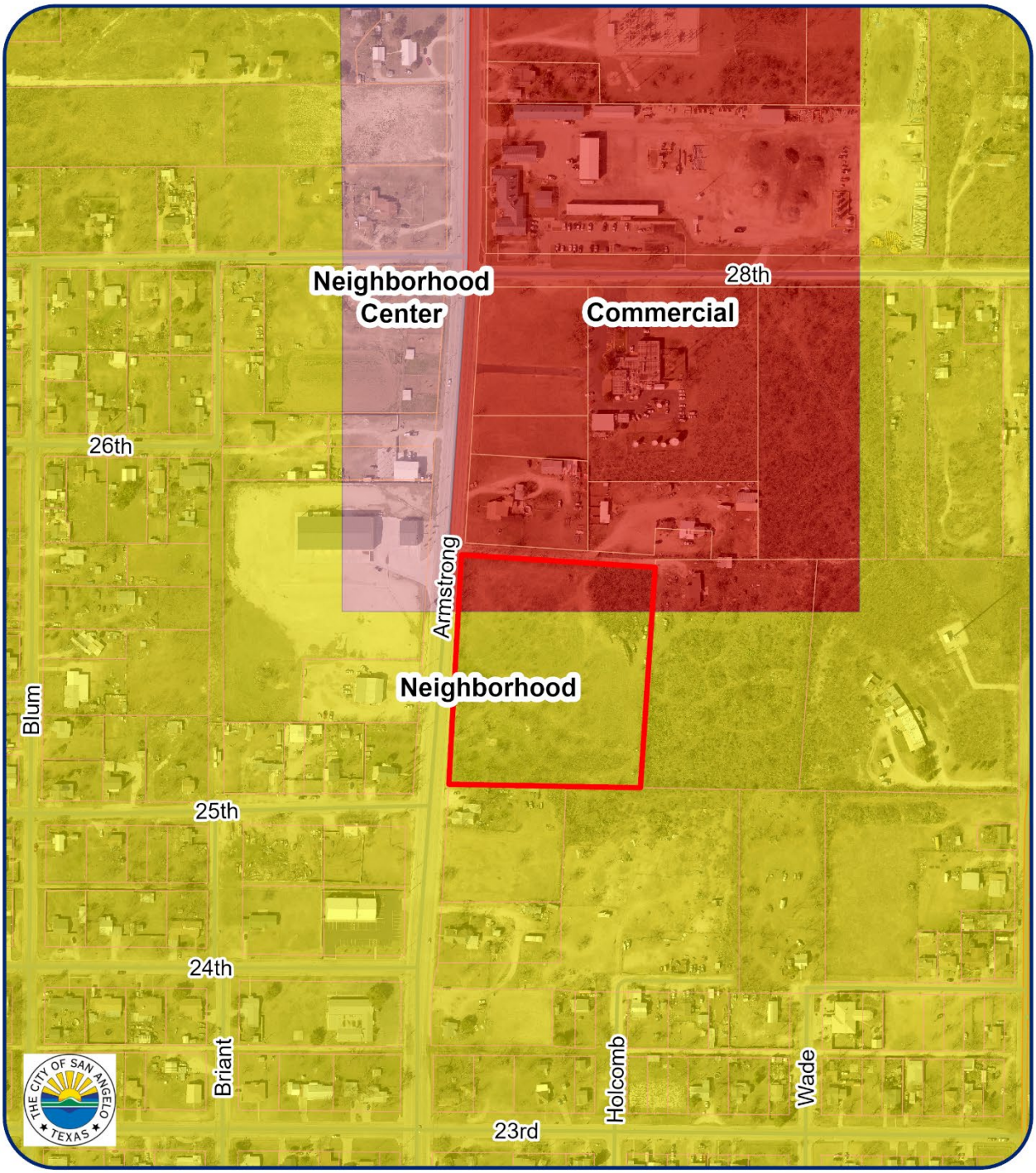
N



Zoning Map
Z24-11 & CP24-05 2588 Armstrong St
Council District: #4 Lucy Gonzales
Neighborhood: Paulann
Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Subject Properties:

N



Vision Plan Map
Z24-11 & CP24-05 2588 Armstrong St
Council District: #4 Lucy Gonzales
Neighborhood: Paulann
Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Subject Properties:

N

STAFF REPORT - Z24-04

Planning Commission: August 19, 2024
City Council 1st reading: September 17, 2024

APPLICATION TYPE:	CASES:
Zoning	Z24-12: 2815, 2821, 2835 Houston Street and 2826 W Houston Harte Expy. Frontage Rd.

SYNOPSIS:

A request for approval of a zone change from (CN) Neighborhood Commercial and (RS-1) Single-family Residential to (RM-1) Low-rise Multifamily for the property at following addresses 2815, 2821, 2835 Houston Street and 2826 W Houston Harte Expy. Frontage Rd.

LOCATION:	LEGAL DESCRIPTION:
2815, 2821, 2835 Houston Street and 2826 W Houston Harte Expy. Frontage Rd.	Lot: 4, 5,6,7 and 8 Blk: 81, Subd: HATCHER ADDITION

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Bluffs Neighborhood	Existing: CN & RS-1 Proposed: RM-1 Low-rise multifamily	Neighborhood Center	.862 acres

NOTIFICATIONS:

24 notifications were mailed within a 200-foot radius on August 1, 2024. Staff has received zero in favor and zero against.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of zoning to Low-rise Multifamily (RM-1) zoning district.

PROPERTY OWNER/PETITIONER:

Applicant: Zane Willard
Representative: Erica Wilde, Wilde Engineering

STAFF CONTACT:

Aaron Vannoy
Planning and Development Services Director
(325) 657-4210, ext. 1542
Aaron.vannoy@cosatx.us

Additional Information: The applicant is looking to build multifamily units on this parcel. These parcels have been vacant and underused since Houston Harte Freeway route dissected these lots. In recent years, the lots to the north have been built out with single family housing. This property once combined is ideal for low-rise multifamily to add options to the housing inventory for this area.

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The Comprehensive Plan identifies this area as Neighborhood Center. Typical neighborhood center is light intensity commercial and higher intensity housing. This low-rise zoning district will be a good accent piece to the neighborhood.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The proposed zoning will not conflict with the Zoning Ordinance.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The proposed use is compatible with the surrounding area as there is some light commercial on the high traffic intersection being Garfield and the frontage road; then to the west and north continues a mix of light commercial and residential areas.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area has been vacant and adding housing units would be a good buffer between the freeway and the single family neighborhood to the north.

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

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

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The property in question is well suited for the proposed project and will meet the development needs.

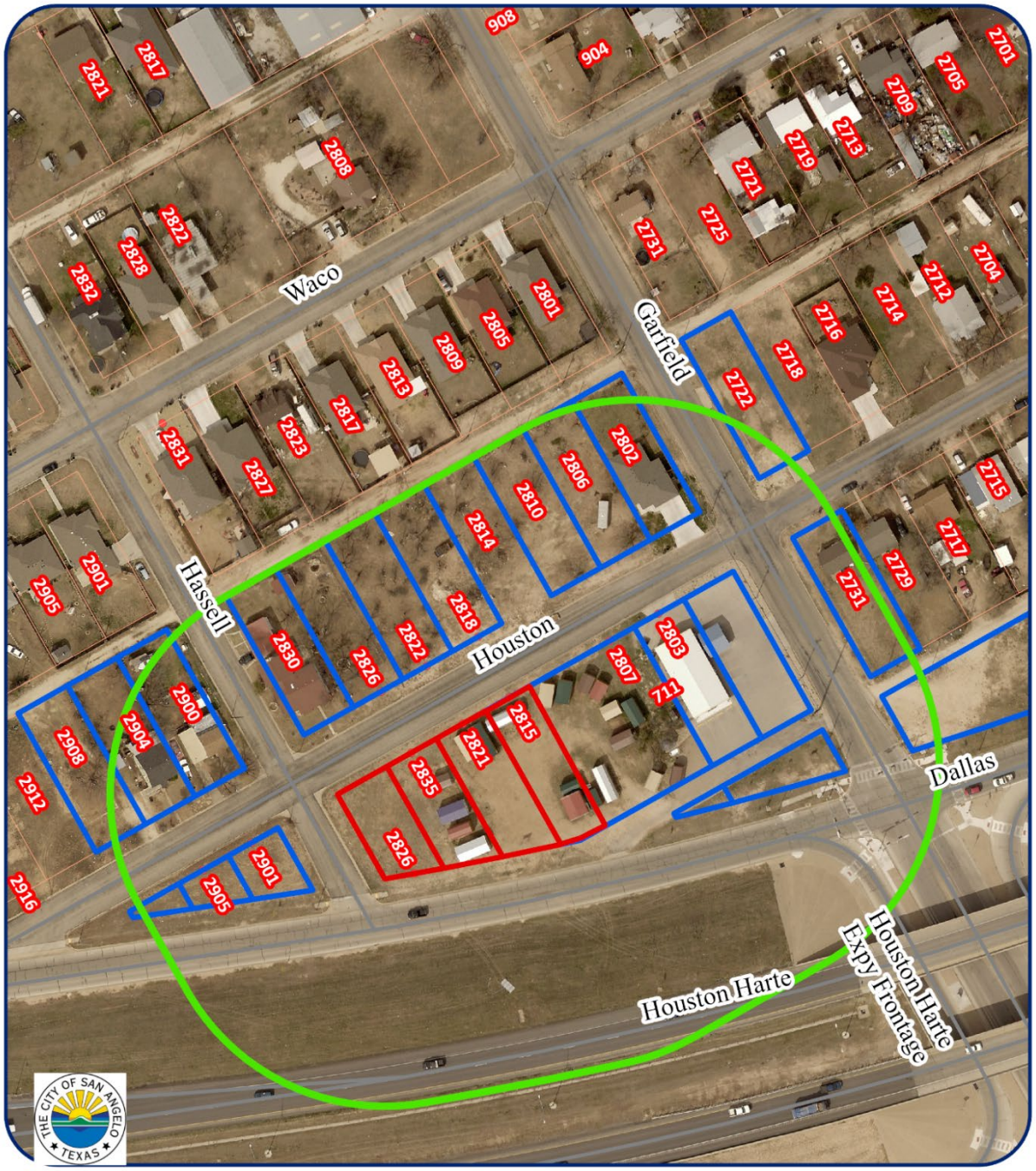
Recommendation:
Staff recommends **APPROVAL** of zoning to Low-rise Multifamily (RM-1) zoning district.

Attachments:
Aerial Map
Notification Map
Zoning Map
Vision Plan Map

Aerial Map
Case # Z24-12 – 2815, 2821, 2826, & 2836 Houston St.
Council District: #2 Tom Thompson
Neighborhood: Bluffs
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:

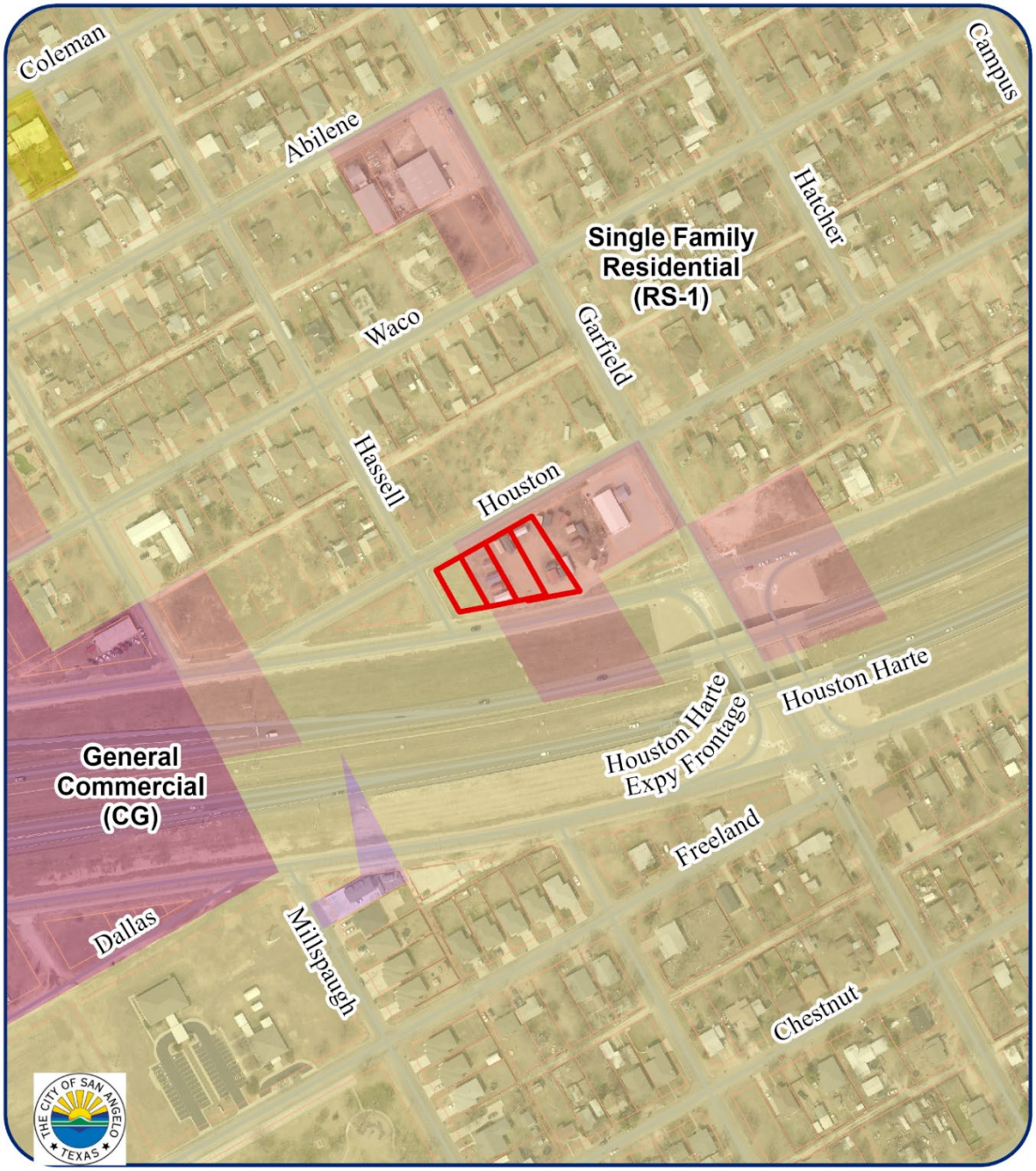
N



200' Notification Map
Case # Z24-12 – 2815, 2821, 2826, & 2836 Houston St.
Council District: #2 Tom Thompson
Neighborhood: Bluffs
Scale: 0 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

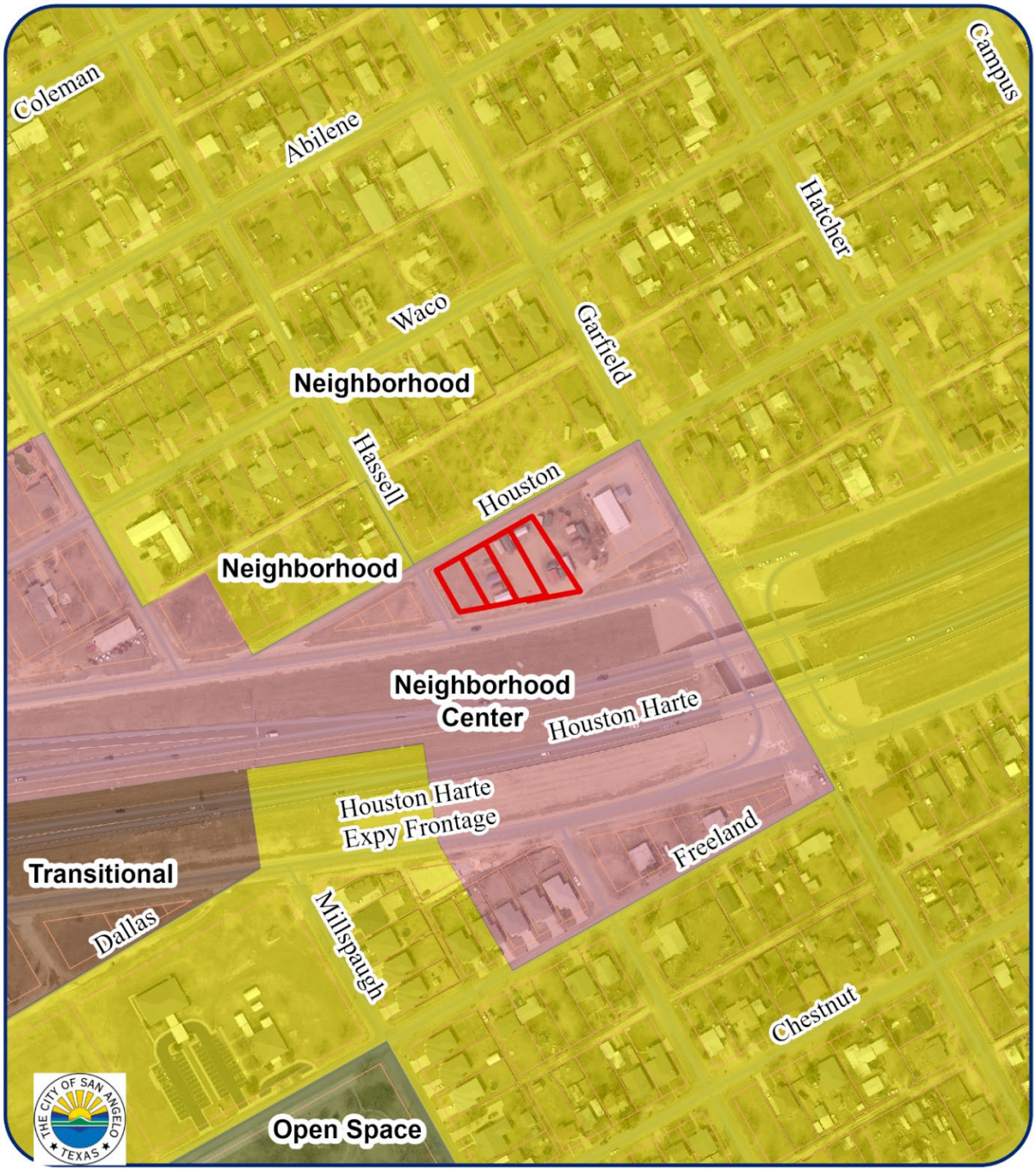
N



Zoning Map
Case # Z24-12 – 2815, 2821, 2826, & 2836 Houston St.
Council District: #2 Tom Thompson
Neighborhood: Bluffs
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N



Vision Plan Map
Case # Z24-12 – 2815, 2821, 2826, & 2836 Houston St.
Council District: #2 Tom Thompson
Neighborhood: Bluffs
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

City Council First Reading September 17, 2024
City Council Second Reading October 1, 2024

APPLICATION TYPE:	CASE:
Rezoning	Z24-13 Vaughn and Jack Streets

SYNOPSIS:

Request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RM-1) Low Rise Multi-Family Residential at Vaughn and Jack Street to build small multi-family units.

LOCATION:	LEGAL DESCRIPTION:
Intersection of Vaughn and Jack Streets – immediately adjacent to ASU land	South Angelo Addition Lots 11 and 12, less 5 ft. to City, Blk 4

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 – Karen Hesse Smith Neighborhood: College Hills	RM-1	Residential	.0342 acres

THOROUGHFARE PLAN:

- Vaughn Street-Local Street, 36 ft. of paving, 60 ft. of ROW
- Jack Street – Local Street, 48 ft. of paving, 56 ft. of ROW

NOTIFICATIONS

11 notices were mailed out. None have been received either for or against at this time.

STAFF RECOMMENDATION:

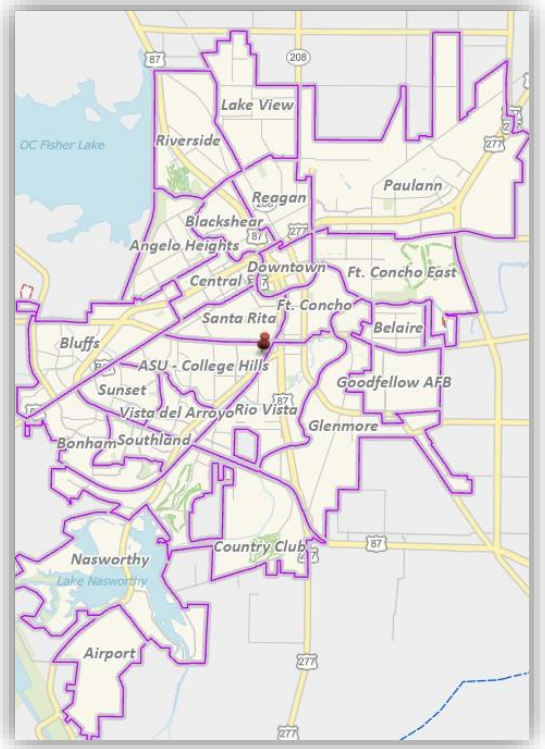
Planning staff recommends approval of the request. The Low Rise Multi-family zone (RM-1) is adjacent to the north of this these two lots and General Commercial/Heavy Commercial (CG/CH) is across the street to the east. Single Family (RS-1) zoning is behind the lots, but the land is ASU land set aside for future development.

PROPERTY OWNER/PETITIONER:

Owner: Zane Willard
Representative: Erica Wilde P.E.

STAFF CONTACT:

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



Information:

The property in question is presently zoned (CG/CH) General Commercial/Heavy Commercial. The applicant intends on building a small multiple unit housing structure. The proximity of the proposed apartment complex to the ASU campus is a strategic endeavor. Mr. Willard's property backs up to ASU property. Mr. Willard is requesting (RM-1) Low Rise Multifamily housing designation. That is the same zoning as the large apartment complex just north of this property enjoys. This area is off Austin Street which is a tie in between W Ave. N and Knickerbocker Rd. Light Manufacturing zoning surrounds this area of Austin St. and then CG/CH zoning surrounds the Light Manufacturing. The residents of this proposed apartment complex may well have their choice of employment opportunities and areas to shop. This entire area is a microcosm of zoning opportunities. Traffic flows easily between W Ave N and Knickerbocker Rd. Yet the area is small and compact enough to meet the public's needs.

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 property proposed to be rezoned is in the General Commercial/Heavy Commercial (CG/CH) zoning district. The Comprehensive Plan has the area as "Commercial," Rezoning to Low Rise Multifamily Residential (RM-1) is the zoning that allows the residential use surrounded by different commercial and manufacturing uses which catering to the needs of a ready workforce. The melding of the zones appears to have worked well for the complex to the north of this spot. Multi-family is very close to commercial in compactness, as well as the number of people it can serve.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** As proposed, the site will provide support to the employees as well as shelter. The need is there, this helps address the need.

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 rezoning is generally compatible with the surrounding area as outlined in the Comprehensive Plan mentioned above. The services being met go both ways. Housing for workers and students, employment for students and education.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** The applicant wants to develop a single-family home on the lot. The lot is compatible with that designation.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** Staff does not anticipate any adverse environmental affects at this time. A

review of drainage, grading, and stormwater will not be required during the subdivision platting process.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes there is a need for this type of product specifically in this area.

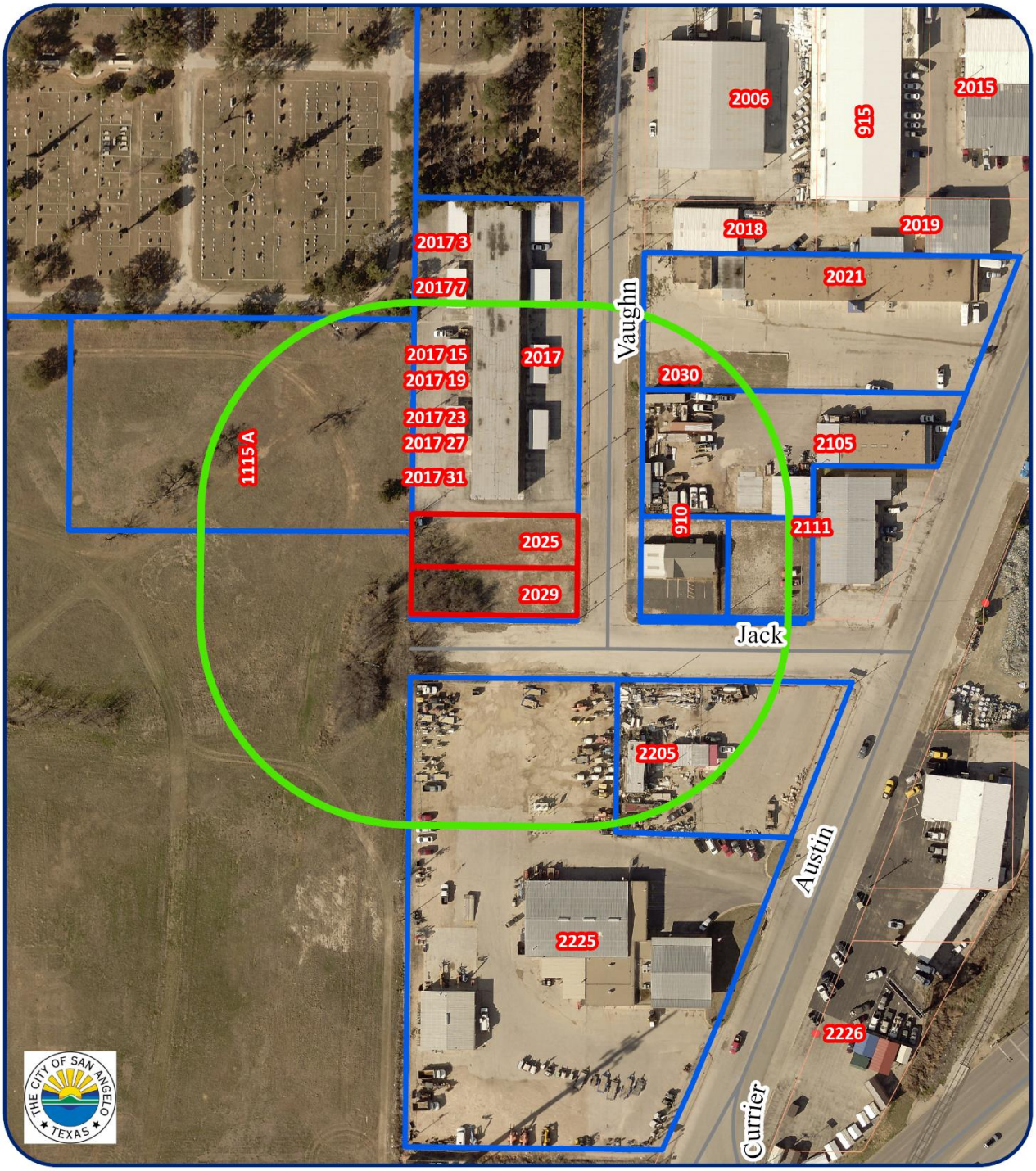
7. Development Patterns. ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** This buildout would provide additional traffic in an area that is just starting to develop more commercial services. There are ample exit paths, including walking trails between the residential apartments and the university.

Recommendation:

Staff recommends APPROVAL of the rezoning as presented.

Attachments:
Aerial Map
Final Plat

Notification Map

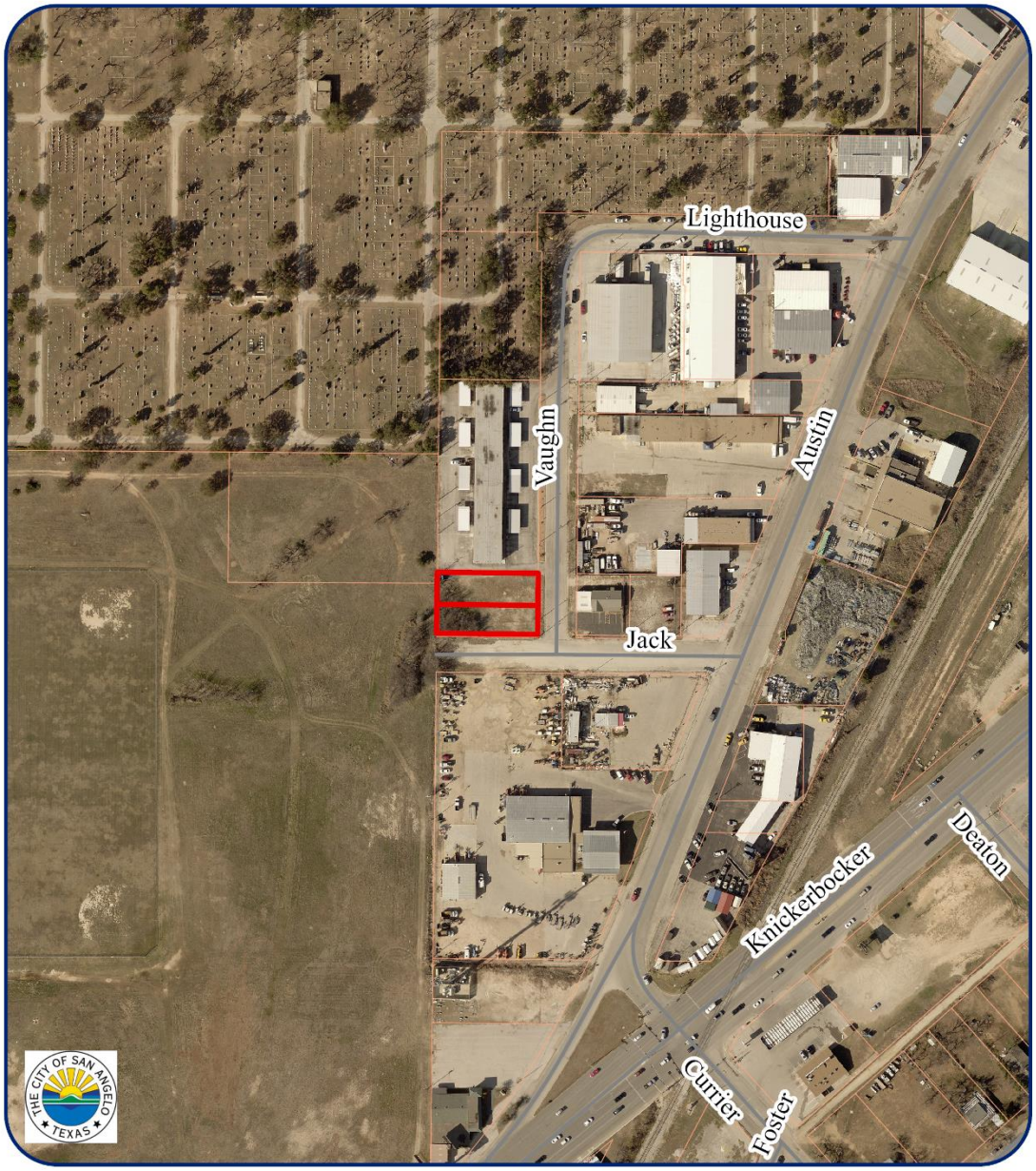


200' Notification Map
Case # Z24-13 2025 & 2029 Vaughn St
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills
Scale: 0 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Aerial Map

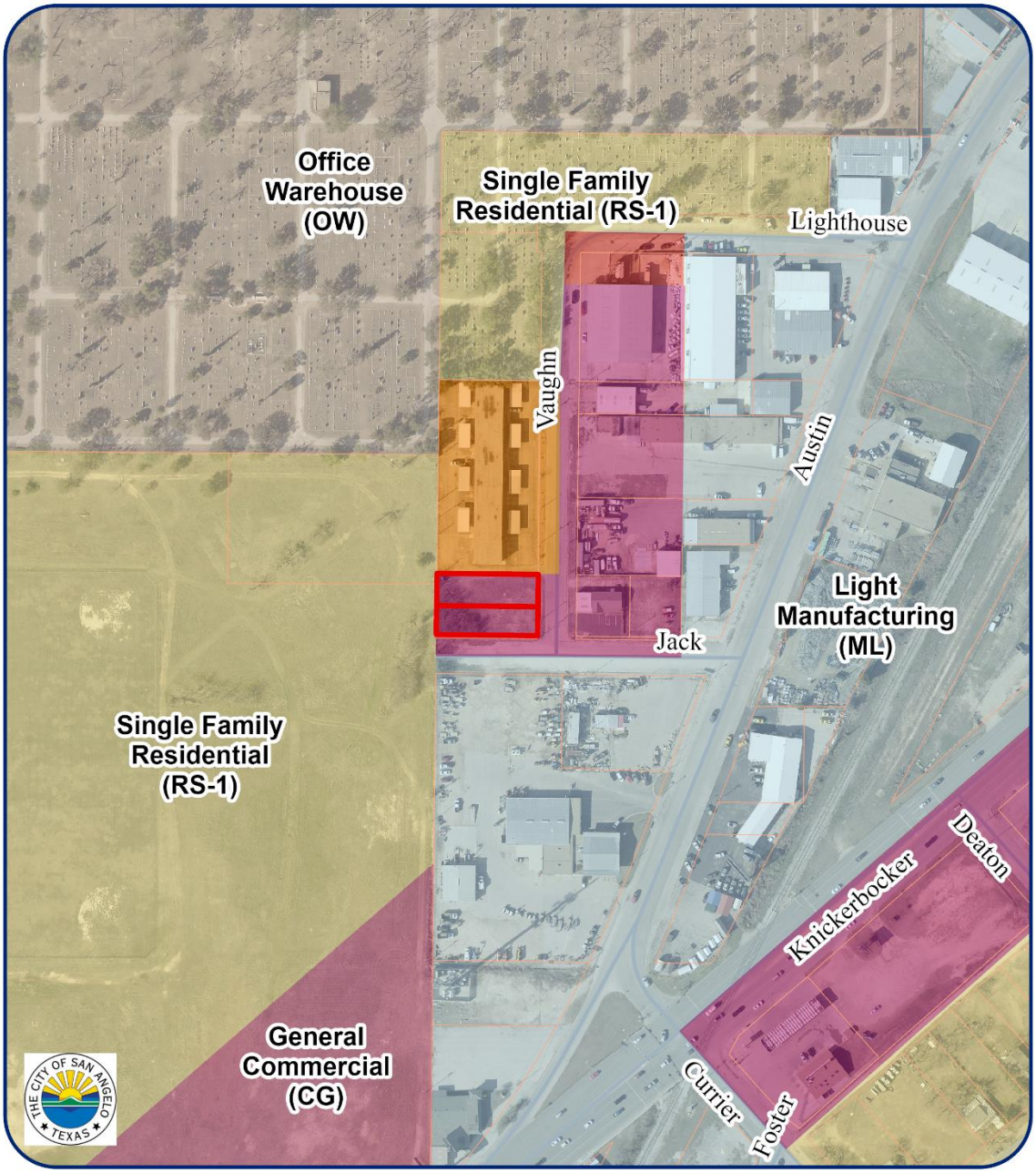


Aerial Map
Case # Z24-13 2025 & 2029 Vaughn St
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N

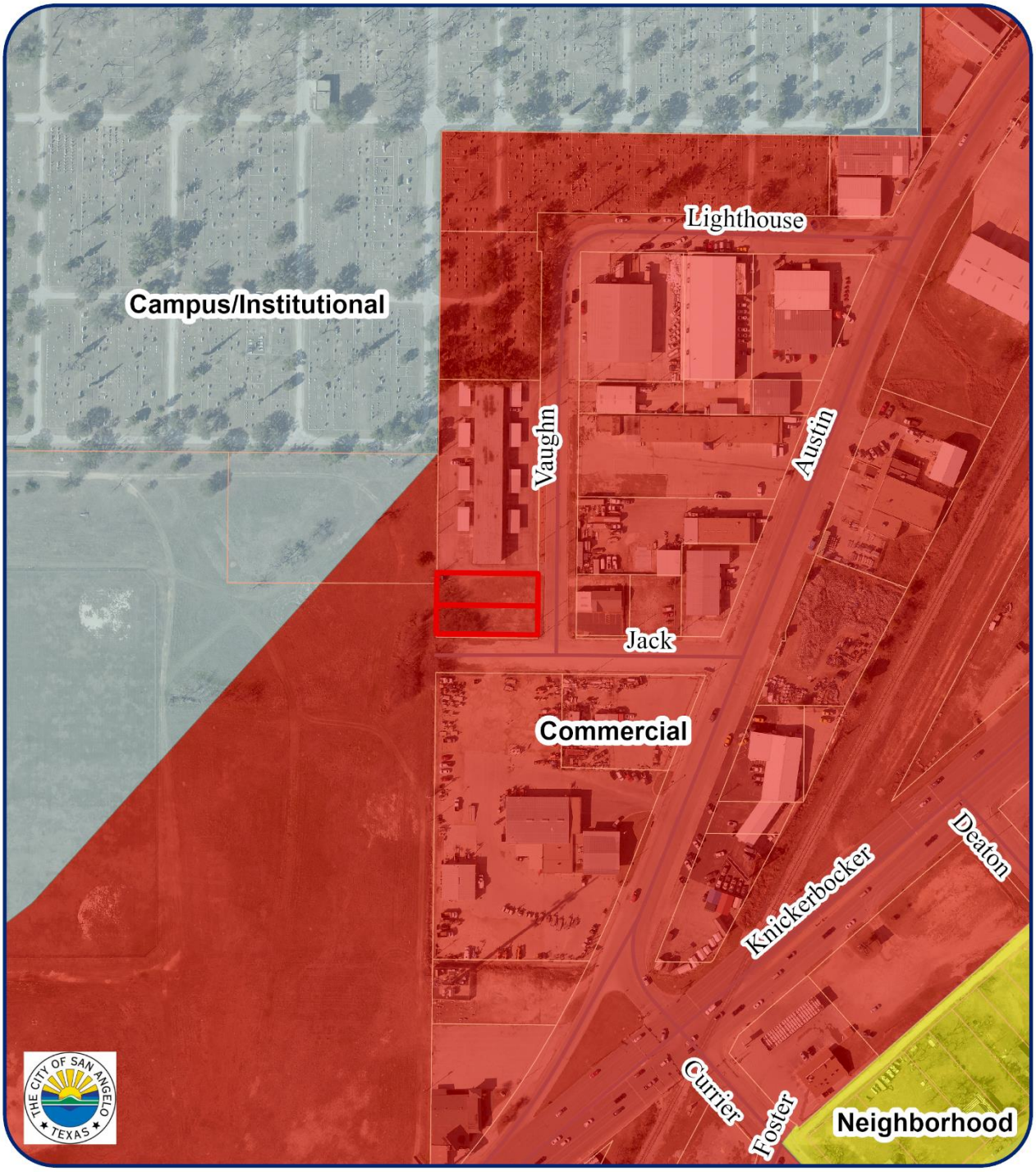
Zoning Map



Zoning Map
Case # Z24-13 2025 & 2029 Vaughn St
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N

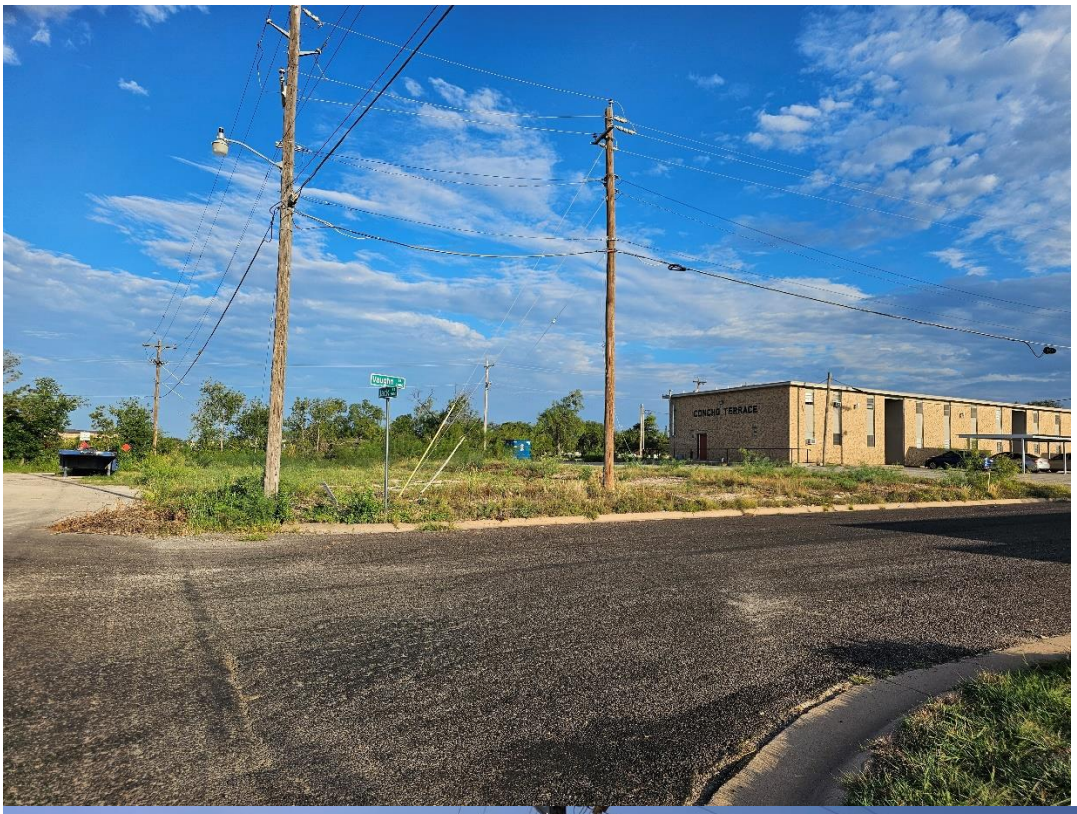


Vision Plan Map
Case # Z24-13 2025 & 2029 Vaughn St
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N

CONCHO TERRACE


CONCHO TERRACE

Vaughn
Jack
141-1757

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Plat Vacation	PV24-01: First Replat of Lots 44 and 45, Block 3, Section 3, Lake Nasworthy Add. Group Red Bluff

SYNOPSIS:

A request to vacate the First Replat of Lots 44 and 45, Block 3, Section 3, Lake Nasworthy Add. Group Red Bluff. Vacating this replat will result in Lot 44A returning to two separate lots: Lot 44 and Lot 45.

LOCATION:	LEGAL DESCRIPTION:
2914 Red Bluff Circle	Acres: 0.767, Lot: 44A, Blk: 3, Subd: LAKE NASWORTHY, RED BLUFF, 1ST R/P OF LOTS 44 & 45 BLK 3 SEC 3

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Nasworthy	RS-1	Neighborhood	.0767 acres

THOROUGHFARE PLAN:

Red Bluff Circle – Local Road
R-O-W width of 50 feet. Current paving width of ~17 feet.
Variances not required for substandard roads when vacating plat.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the vacation of First Replat of Lots 44 and 45, Block 3, Section 3, Lake Nasworthy Add. Group Red Bluff.

PROPERTY OWNER/PETITIONER:

Owner: Mark Kennemer
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 request is to vacate a replat which had turned Lots 44 and 45 into one lot: Lot 44A. Upon successful vacation of the plat, Lot 44A will return to its original state in which it was two separate lots. Doing so is not contrary to the Comprehensive Plan or Purpose Statements.

Recommendation:

Staff recommend **APPROVAL** of the vacation of First Replat of Lots 44 and 45, Block 3, Section 3, Lake Nasworthy Add. Group Red Bluff.

Attachments:

Replat (being vacated)
Original Plat (returning to)

Replat (being vacated)

202402671 PLAT Total Pages: 1

1ST REPLAT OF LOTS 44 AND 45, BLOCK 3, SECTION 3, GROUP RED BLUFF, LAKE NASWORTHY ADDITION

Tom Green County, Texas

OWNER: Mark Kennemer

DESCRIPTION: Being Lots 44 and 45, Block 3, Section 3, Group Red Bluff, Lake Nasworthy Addition, according to the Plat Recorded in Plat Cabinet E, Slide 171 of the Plat Records of Tom Green County, Texas.

CITY PLANNING COMMISSION
Approved for recording this 20 day of Nov 2023
By: Chairman

ACKNOWLEDGEMENT/DEDICATION
I, Mark Kennemer, 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.
By: Mark Kennemer
Mark Kennemer

DEPARTMENT OF WATER UTILITIES
Approved for recording this 29 day of Feb 2024
By: Director of Water Utilities

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on Feb 8, 2024 by Mark Kennemer
Notary Public, State of Texas
CARSON STEPHENS
Notary ID #133178877
My Commission Expires
February 8, 2026

DEPARTMENT OF PUBLIC WORKS
Approved for recording this 29 day of Feb 2024
By: Director of Public Works

COUNTY CLERK
Filed for record this 7th day of March 2024 @ 2:35PM
By: Deputy
This plat is recorded in Cabinet H Slide 104 of the Plat Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE
Know all men by these presents that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the 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, as established by law.

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

STATE OF TEXAS REGISTERED BLAKE WILDE 6759 PROFESSIONAL LAND SURVEYOR

WILDE ENGINEERING

REF - Eleventh Tract, West Texas Utilities Company to The City of San Angelo, May 24, 1950, Vol. 295, Pg. 526, DR

REF - Lake Nasworthy Addition, Group Red Bluff, Section 2, Cabinet E, Slide 170, Plat Records

Red Bluff Circle - 50' ROW per Cabinet E, Slide 171, Plat Records

Lot D Access Easement

Lot 44A

Lot 43

Lot 49

Lot 48

Lot 47

Lot 46

Lake Nasworthy

N36° 34' 30"E 54.90'
N16° 44' 25"E 70.20'
S75° 13' 03"E 201.62'
@ 38.13'
S47° 57' 49"W 11.01'
S12° 08' 10"W 59.98'
N73° 34' 03"W 10.62'
S20° 02' 43"W 58.38'
S23° 14' 05"W 14.04'
S21° 12' 23"W 21.33'
@ 9.10'
S75° 13' 03"E 44.60 (S 45°W)

Scale: 1" = 50'
0 12.5' 25' 50' 100'

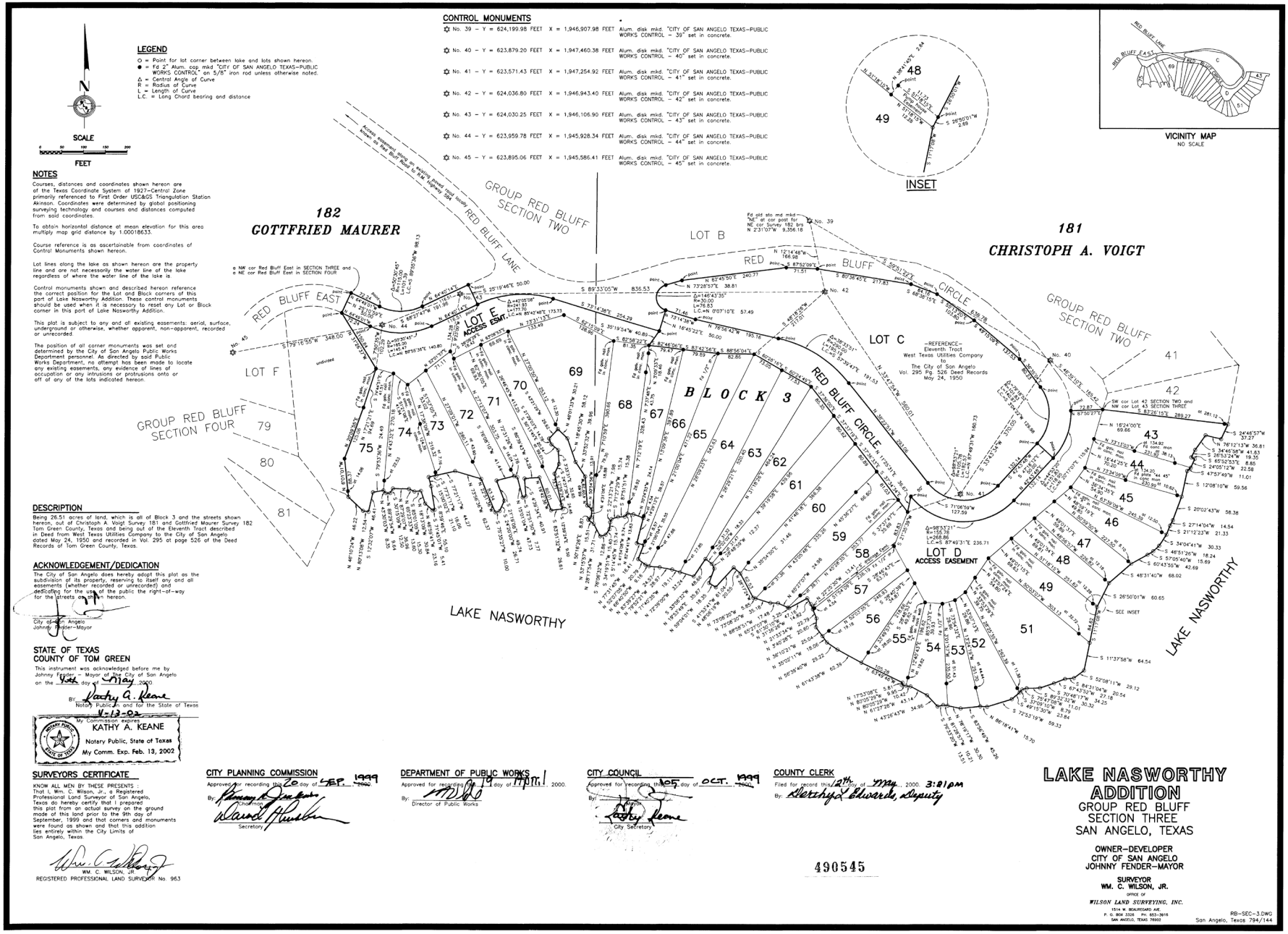
Bearings and distances shown hereon are based on Lake Nasworthy Addition, Group Red Bluff, Section 3, Cabinet E, Slide 171, Plat Records, Tom Green County, Texas.

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

LEGEND:
△ - Found 1/2" Iron Rod w/Cap
● - Found 5/8" Iron Rod w/Cap
◎ - Found Galvanized Nail in Concrete Monument
⊙ - Found Galvanized Nail in 3"x" in Concrete Monument
○ - Point for corner between lake and lots

PLANNING COMMISSION
Plat Vacation of Lake Nasworthy Addn. Group Red Bluff
August 19, 2024

Original Plat (returning to)



490545

STATE OF TEXAS
COUNTY OF TOM GREEN

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly recorded in plat cabinet E slide # 171 of the records of Tom Green County, Texas on May 12 2000.

Judith Hawkins
JUDITH HAWKINS COUNTY CLERK
TOM GREEN COUNTY, TEXAS

FILED FOR RECORD
2000 MAY 12 PM 3:21
JUDITH HAWKINS
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Preliminary Plat Vacation	PV24-02: Sagewood Estates

SYNOPSIS:

A request to vacate the Preliminary Plat of Sagewood Estates. Vacating this preliminary plat will result in an unplatted lot.

LOCATION:	LEGAL DESCRIPTION:
2588 Armstrong	Acres: 6.000, Abst: A-5735 S-0027, Survey: R S LONGBOTHAM, 6.0000 ACRES IN TRACT 39

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Neighborhood – PaulAnn	Currently: RS-1 Requesting: CN	Currently: Neighborhood Requesting: Neighborhood Center	6.000 acres

THOROUGHFARE PLAN:

Access to Armstrong St will require TXDOT approval.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the vacation of the Preliminary Plat of Sagewood Estates.

PROPERTY OWNER/PETITIONER:

Owner: Sagewood Design Group
Petitioner: Gresham Smith

STAFF CONTACT:

Rae Lineberry
Planner
(325) 657-4210, Extension 1533
Rae.lineberry@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements:

A request to vacate the Preliminary Plat of Sagewood Estates. The applicant is requesting a rezone and if approved will submit a new plat that fits with neighborhood commercial zoning.

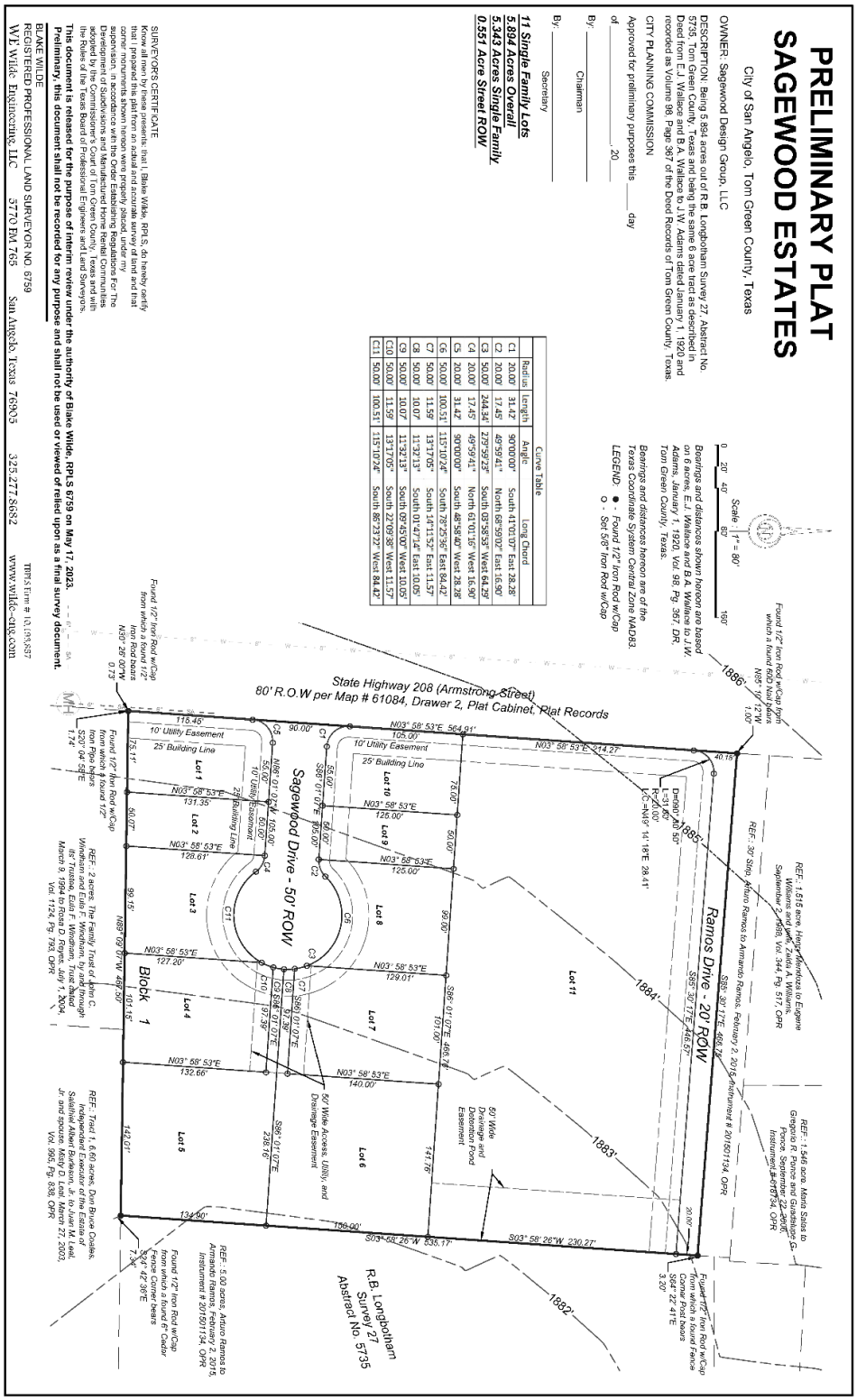
Recommendation:

Staff recommend **APPROVAL** of the vacation of the Preliminary Plat of Sagewood Estates.

Attachments:

Preliminary Plat (being vacated)

Preliminary Plat (being vacated)



PLANNING COMMISSION – August 19, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat 24-14	Final Plat of Lakeshore Estates Section 3

SYNOPSIS:

A request for a final plat of 25.252 acres located south of Bright Ave and southwest of South Concho Dr at Lake Nasworthy. The area is in RS-1 single-family zoning district. This final plat will create extensions of local roads being Case Ave., Chesney Lane, and Lamplighter Lane. There will be one alleyway between Lamplighter Lane and South Concho Dr. The Final Plat will create 87 single-family lots for new residential homes.

LOCATION:	LEGAL DESCRIPTION:
South of Bright Ave and southwest of South Concho Dr at Lake Nasworthy	25.252 Acres in the JJ Schaefer Survey 646, Abstract 1882 and C Zech Survey, Abstract 1881

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Hiebert Neighborhood – Nasworthy	Single family residential (RS-1)	Neighborhood	25.252 Acres

THOROUGHFARE PLAN:

South Concho Dr. – Major Collector – Variable right of way with narrowest section being about 50' wide, paving width is variable, but minimum is 26' wide. minimum standards are 56' right of way and 36 feet paving width. The applicant plans to improve their incremental half of paving and ensure ROW meets minimum City standards.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** Final Plat of Lakeshores Estates Section 3 with eight conditions.

PROPERTY OWNER/PETITIONER:

Owner: Boardwalk Builders
Petitioner: SKG Engineering

STAFF CONTACT:

Aaron Vannoy
Director
(325) 657-4210, Extension 1542
Aaron.vannoy@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will create 87 lots with the average lot being larger than 65' wide and 110' deep for a lot size of over 7,000 sq.ft. The local standard for RS-1 is 50' by 100' with a lot size of 5,000 sq. ft. this allows for a variety of single-family 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).

There was initial belief that Chesney Lane would connect with S. Concho Dr. However, it has been learned the new lift station is directly in front of where Chesney Lane would connect and prevents the connection there. Moving the connection south is not viable either as that area is low swampy. The only reasonable option is to have Case Ave. cut across to S. Concho Dr. however that is still problematic as this intersection would be in the middle of an "S" type curve on a major collector and not advised. Speaking with Fire Prevention, while we all acknowledge the connection makes sense for connectivity, the safety aspect of the connection does not.

Recommendation: Staff recommends APPROVAL Final Plat of Lakeshores estates Section 3 with eight 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. Along Major Collector - South Concho Dr.

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]

4. Prior to plat recordation, prepare and submit plans for required improvements to South Concho Drive a Major Collector by half the additional increment necessary to comprise the minimum total pavement width of 48 feet [LDSO ch.10]. Once plans are approved, construct street widening. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch 6].

5. Prior to plat recordation, prepare and submit plans for construction of local roads necessary to comprise the standard pavement width of 40 feet or 36 feet with a 4-foot sidewalk along one side [LDSO ch.10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6].

6. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [LDSO Ch.11, COSA Standards & Specifications] and complete the installation in accordance with the approved version of these plans [LDSO Ch.11.I.B]. Alternatively, submit a

financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch.6].

7. Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].

8. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [LDSO, Ch.12.I.A, COSA Standards & Specifications] and complete the installation in accordance with the approved version of these plans [LDSO Ch.12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch.6].

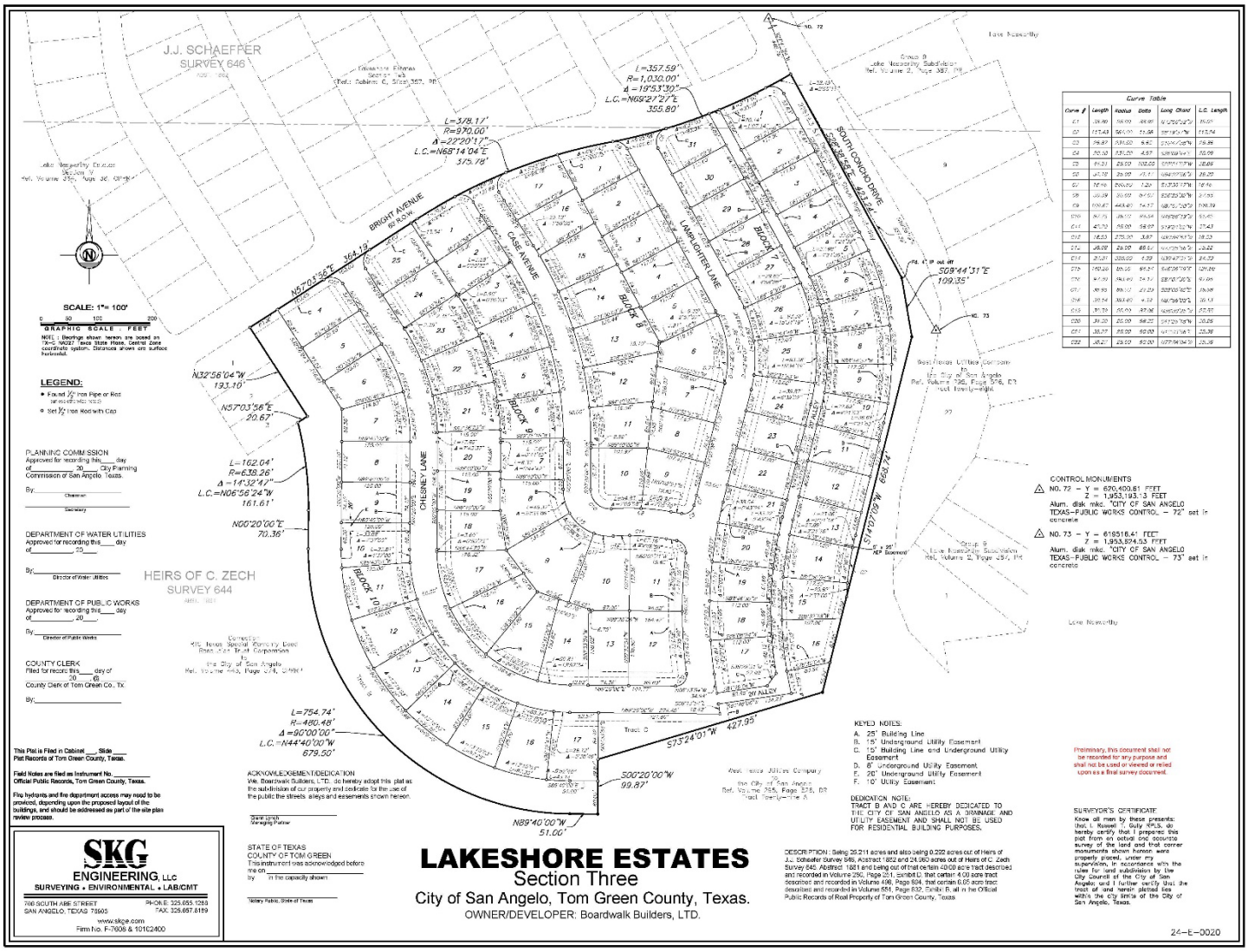
    a. Infrastructure and drainage shall not Interfere with construction and operation of South Concho A Lift station project 880 on land referenced as West Texas Utilities Company to the City of San Angelo Ref. Volume 295. Page 526. DR Tract Twenty-nine A. Drainage study & Improvements will indicate and/or maintain no less than 1' Freeboard on the site of South Concho A lift station during a 100-year storm event [COSA Storm Water Design Manual] and be accessible by truck during a 25-year, 24-hour rainfall event [TCEQ Ch.217 subchapter C]

Notes:

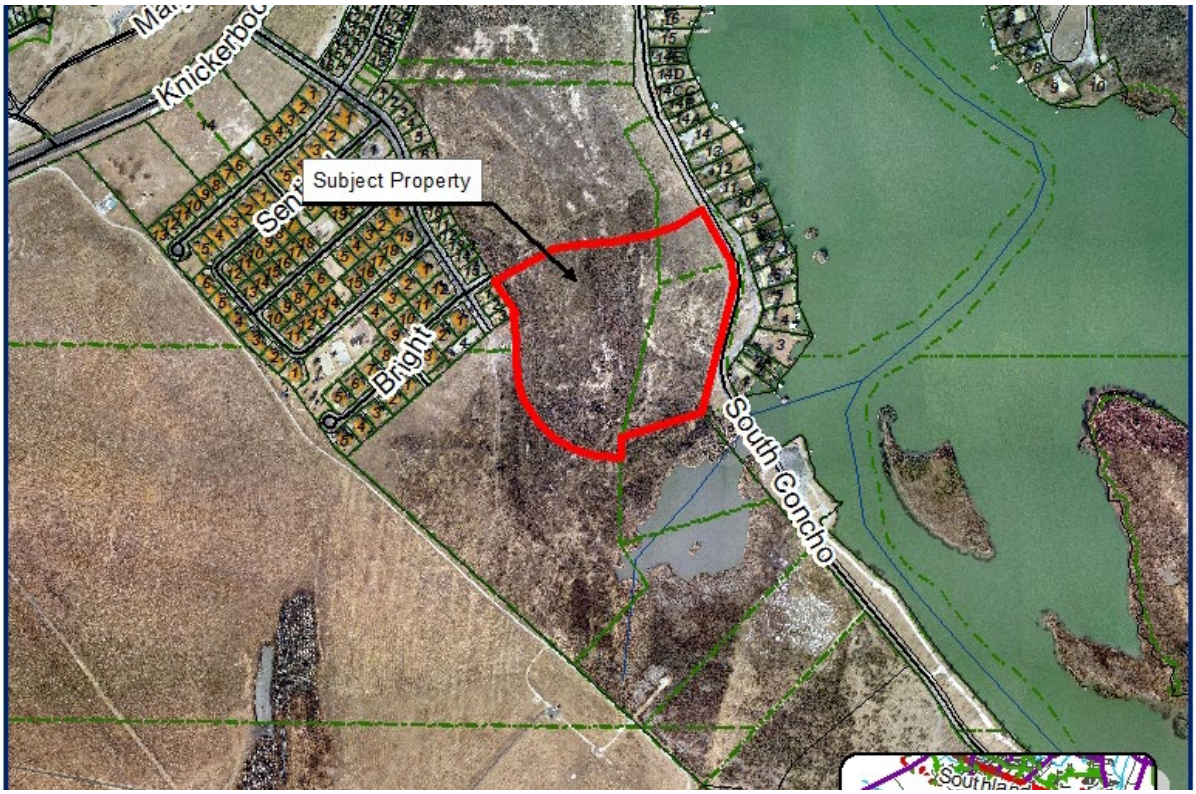
Attachments:

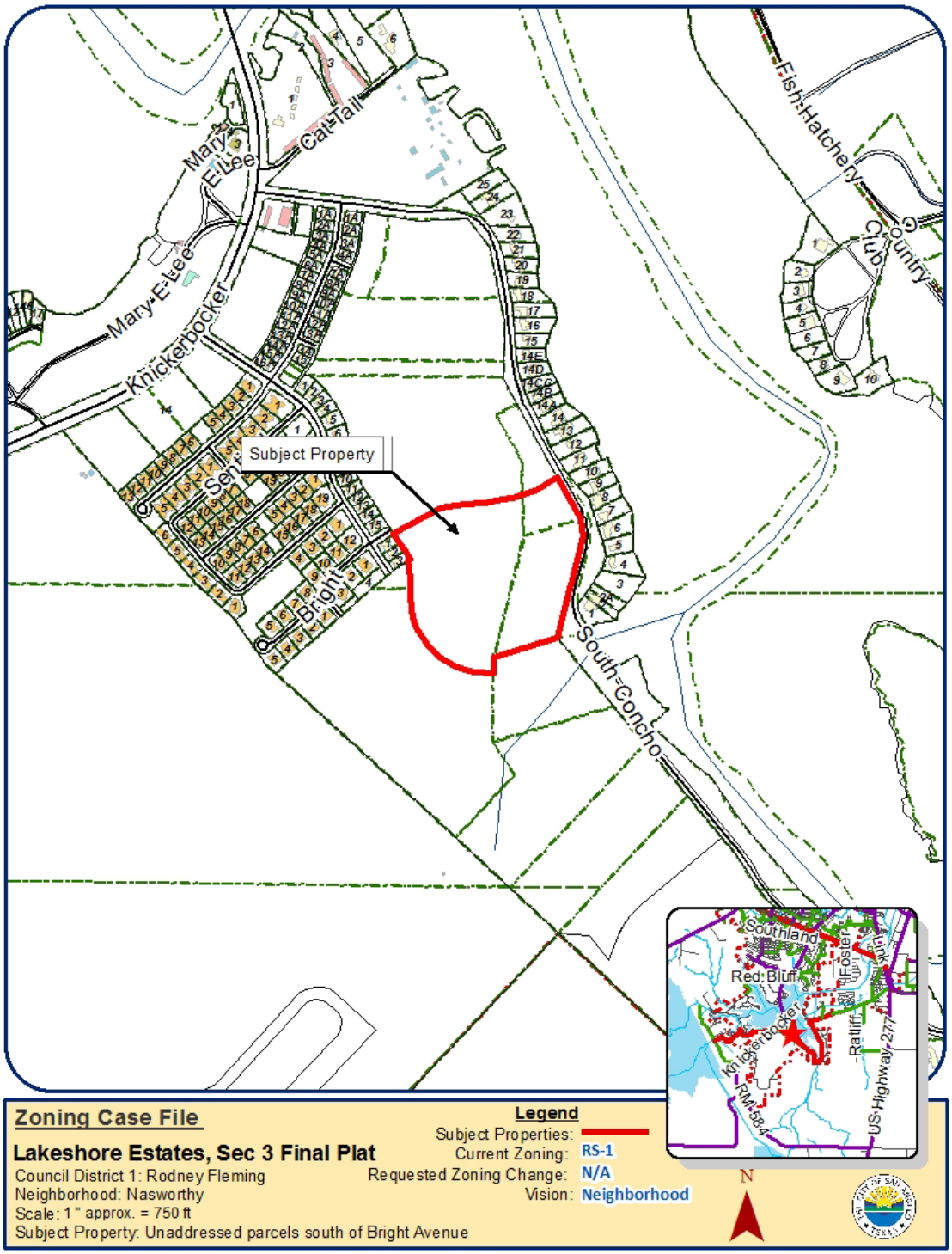
Replat
Aerial Map

Final plat


LAKESHORE ESTATES
Section Three
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Boardwalk Builders, LTD.
SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
SCALE: 1"= 100'
LEGEND:
J.J. SCHAEFFER SURVEY 646
HEIRS OF C. ZECH SURVEY 644
BRIGHT AVENUE
CASE AVENUE
CHESNEY LANE
LAMPLIGHTER LANE
SOUTH CONCHO DRIVE
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
CONTROL MONUMENTS
NO. 72 – Y = 670,400.61 FEET
X = 1,953,193.13 FEET
NO. 73 – Y = 619516.41 FEET
X = 1,953,874.53 FEET
KEYED NOTES:
A. 25' Building Line
B. 15' Underground Utility Easement
C. 15' Building Line and Underground Utility Easement
D. 8' Underground Utility Easement
E. 20' Underground Utility Easement
F. 10' Utility Easement
DEDICATION NOTE:
TRACT B AND C ARE HEREBY DEDICATED TO THE CITY OF SAN ANGELO AS A DRAINAGE AND UTILITY EASEMENT AND SHALL NOT BE USED FOR RESIDENTIAL BUILDING PURPOSES.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
24-E-0020

Aerial Map


Subject Property
Knickerbo
Sen
Bright
South Concho


Subject Property
Mary E Lee
Cat Tail
Knickerbocker
Bright
South Concho
Fish Hatchery
Country Club
Southland
Red Bluff
Foster
Ratliff
US Highway 277
RM 584
Zoning Case File
Lakeshore Estates, Sec 3 Final Plat
Council District 1: Rodney Fleming
Neighborhood: Nasworthy
Scale: 1 " approx. = 750 ft
Subject Property: Unaddressed parcels south of Bright Avenue
Legend
Subject Properties:
Current Zoning: RS-1
Requested Zoning Change: N/A
Vision: Neighborhood
N

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat RP24-09	First Replat of Lots 11 and 12, BLK 4 South Angelo Addition

SYNOPSIS:

The applicant has requested approval of a Final Plat for the First Replat of Lot 11 and 12, BLK 4, South Angelo Addition, northwest corner of Vaughn Street and Jack Street.

LOCATION:	LEGAL DESCRIPTION:
2025 and 2029 Vaughn Street	First Replat of Lot 11 and 12 less 5 feet to the city, BLK 4, South Angelo Addition.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 – Karen Hesse Smith Neighborhood: College Hills	RM-1 requested	Commercial	0.374 acres

THOROUGHFARE PLAN:

Vaughn Street – A Local Road requiring 50 ft. of right-of-way (50 ft. present) and 40 ft. of paving with no sidewalk.

Jack Street – A Local Road with existing road meeting or exceeding requirements - 58 ft. of right -of-way; 45 ft. of paving

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the First Replat of Lots 11 and 12 less 5 feet to the city, BLK 4, South Angelo Addition subject to two conditions of approval.

PROPERTY OWNER/PETITIONER:

Owner: Zane Willard
Petitioner: Erica Wilde, PE

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 joins two lots into one platted lot. The property is located off Austin Rd. on the corner of Vaughn Street and Jack Street. The property backs up to ASU recreational us land zoned RS-1 but is requesting RM-1 zoning for multi-family apartments.

Recommendation: Staff recommends APPROVAL of the South Vaughn Addition, BLK 4 Lots 11 & 12, with two conditions and one note.

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

1ST REPLAT IN BLOCK 4, SOUTH ANGELO ADDITION

Tom Green County, Texas

OWNER: Zill Properties & Investments, LLC

DESCRIPTION: Being Lot 11 and the North 45 feet of Lot 12, Block 4, South Angelo Addition, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 48, Page 320 of the Deed Records of Tom Green County, Texas.

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

By _____
Chairman

By _____
Secretary

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

By _____
Director of Water Utilities

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

By _____
Director of Public Works

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

By _____

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

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon 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, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on July 17, 2024.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

REF.: 1.500 acre, Angelo Sate University to the City of San Angelo, March 10, 2016, Instrument # 201603428, OPR

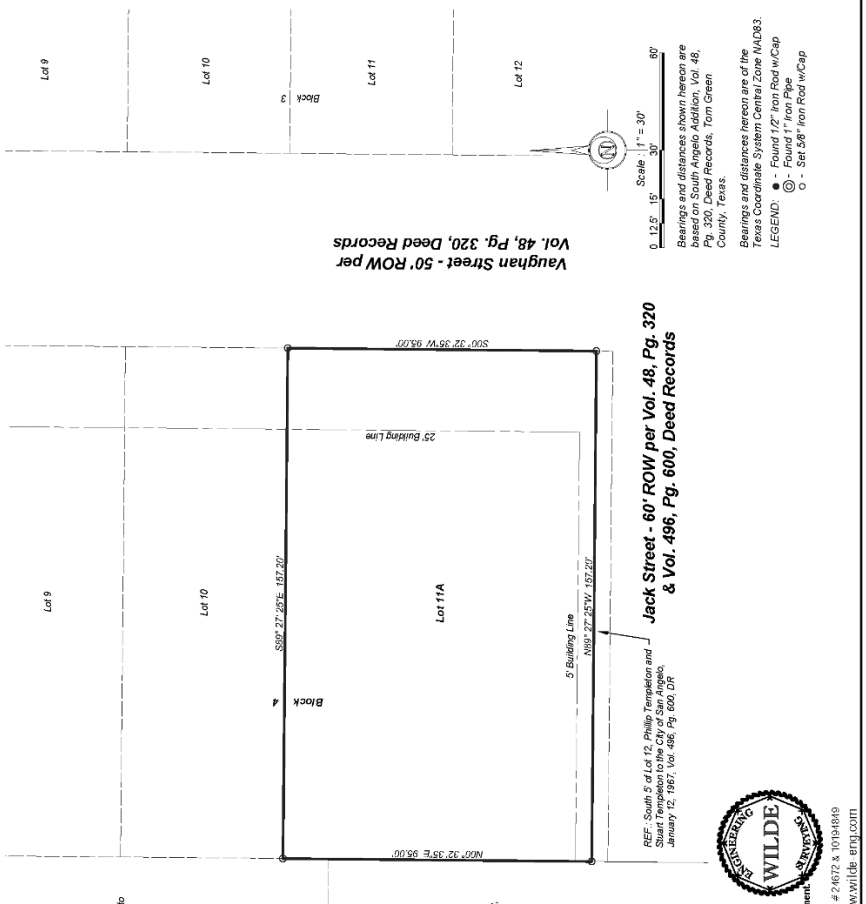
ACKNOWLEDGEMENT/DEDICATION
We, Zill Properties & Investments, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

Zane Willard

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by Zane Willard

Notary Public, State of Texas

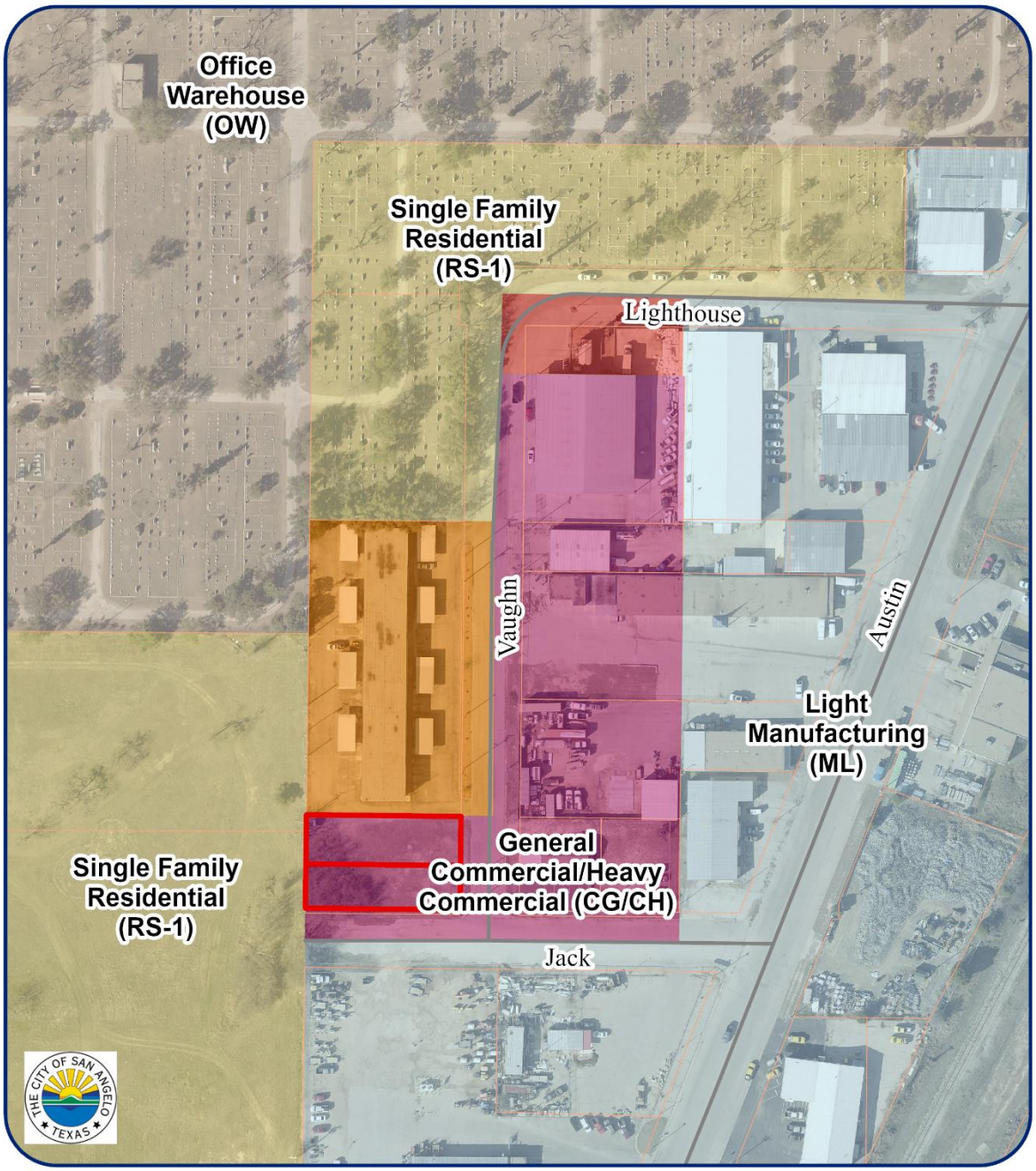
REF.: Remainder of Third Tract, 124.002 acres, Board of Trustees of the Junior College District of Tom Green County, State of Texas to the Board of Regents of the State Teachers College of the State of Texas, August 13, 1965, Vol. 479, Pg. 573, DR



Aerial Map
Case # South Angelo Add Blk4 Lots 11-12
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills
Scale: 0 0 0.01 0.02 0.02 0.03 Miles

Subject Properties:

N



Zoning Map
Case # South Angelo Add Blk4 Lots 11-12
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills
Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Properties:

N

Vaughn
CONCHO TERRACE

PLANNING COMMISSION – August 19, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat RP24-14	Replat of Hatcher's Addition Block 81, lot 4-8

SYNOPSIS:

A request for replat property into one lots located at 2815, 2821, 2835 Houston Street and 2826 W Houston Harte Expy. Frontage Rd. This will create one lot for new construction in an infill area. The current zoning is Neighborhood Commercial (CN) and Single-family residential (RS-1) but has a pending rezoning to RM-1 for the whole .862 acres lot.

LOCATION:	LEGAL DESCRIPTION:
2815, 2821, 2835 Houston Street and 2826 W Houston Harte Expy. Frontage Rd	Lot: 4, 5,6,7 and 8 Blk: 81, Subd: HATCHER ADDITION

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Bluffs	Neighborhood Commercial (CN) and single family residential (RS-1)	Neighborhood Center	.862 Acres

THOROUGHFARE PLAN:

Houston St – Local Rd 64' Right of way and is 38' of paving with curb and gutter. Meets minimum standards.
Hassell St – local road 60' of right of way and 35' of paving with curb and gutter. Meets minimum standards
W. Houston Harte Expy. Frontage Road – TXDOT Roadway **-** meets minimum City standards.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** Replat of Replat of Hatcher's Addition Block 81, lot 4-8 with three conditions and two notes.

PROPERTY OWNER/PETITIONER:

Owner: Zane Willard
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 one large lot 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 of the Replat of Hatcher's Addition Block 81, lot 4-8 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. Along The front yard (see below for determination) potentially Houston St.

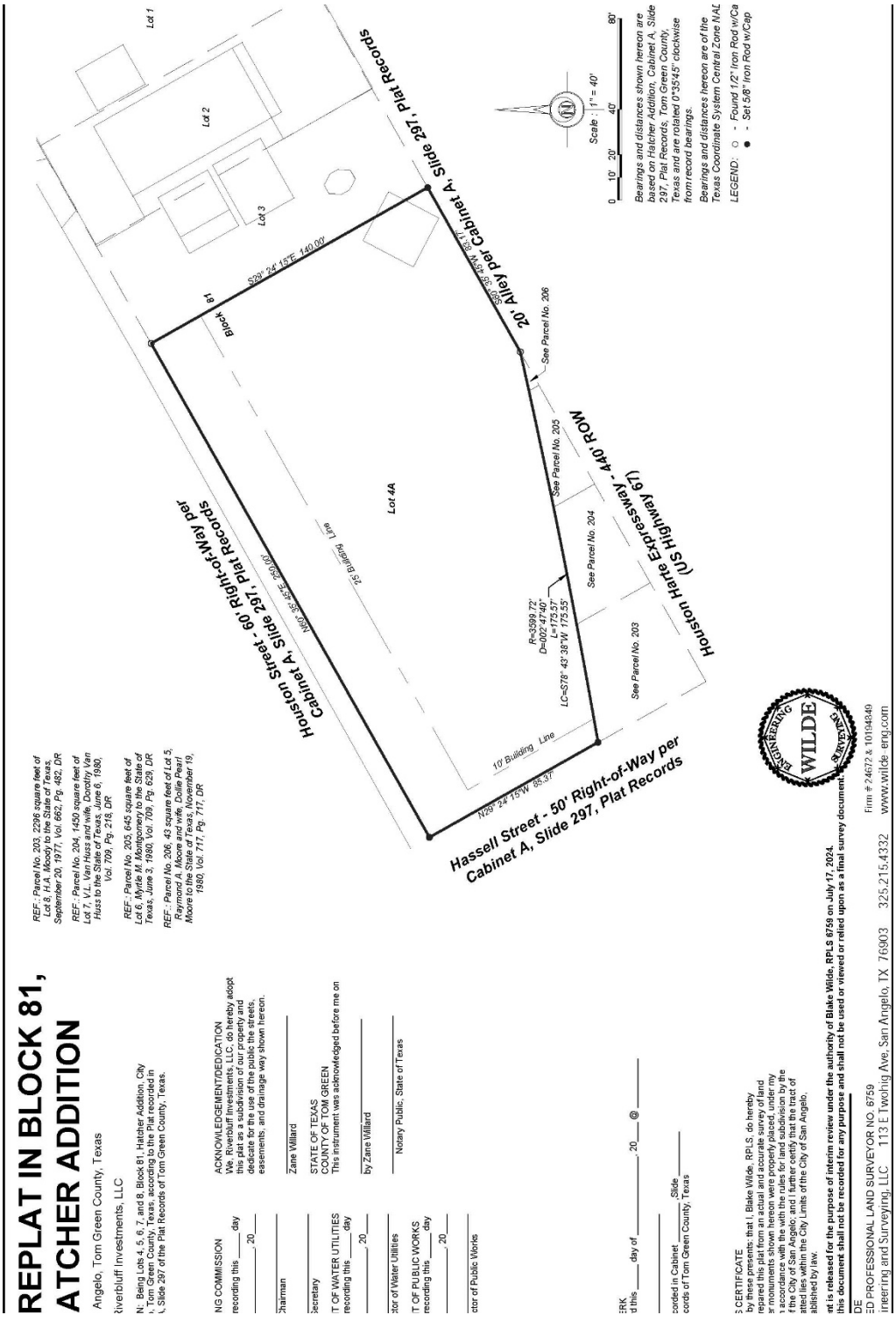
3. Prior to plat recordation, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]

Notes:

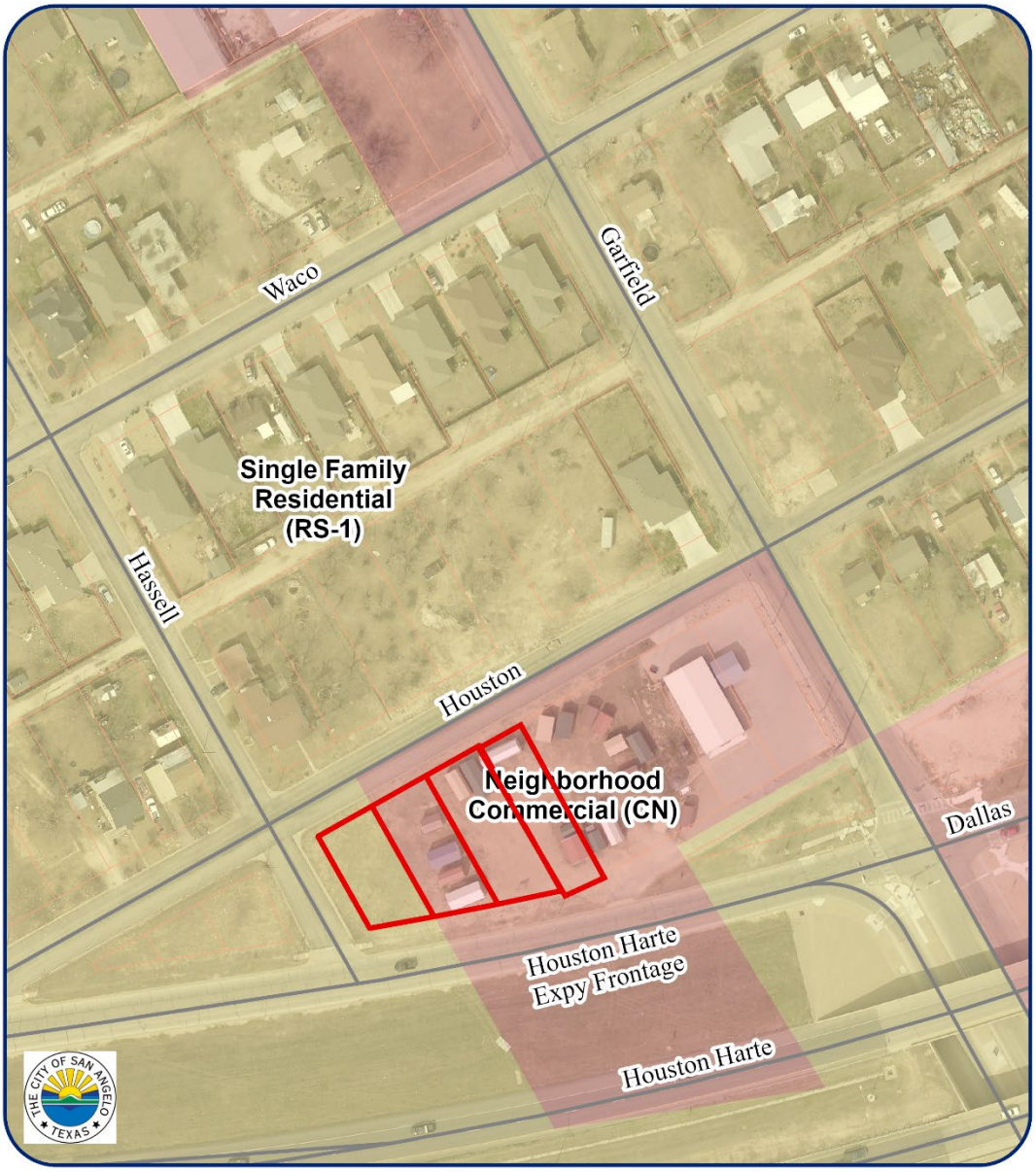
1. This property currently has three streets and may be considered three front yards. Section 501 J: Yard Determination by Planning Director, allows Planning Director to consider the site conditions and orientation of adjacent lots to determine the front yard.
2. Driveway access on W. Houston Harte Expy. Frontage Road is TXDOT and will need their approval for a drive access

Attachments:
Replat
Aerial Map
Zoning Map

Replat


REPLAT IN BLOCK 81,
ATCHER ADDITION
Angelo, Tom Green County, Texas
Riverbluff Investments, LLC
N: Being Lots 4, 5, 6, 7, and 8, Block 81, Hatcher Addition, City
, Tom Green County, Texas, according to the Plat recorded in
, Slide 297 of the Plat Records of Tom Green County, Texas.
NG COMMISSION
recording this ____ day
_____, 20__
Chairman
Secretary
T OF WATER UTILITIES
recording this ____ day
_____, 20__
ctor of Water Utilities
T OF PUBLIC WORKS
recording this ____ day
_____, 20__
ctor of Public Works
ERK
d this ____ day of _____, 20__ @ _____
corded in Cabinet _____, Slide _____
cords of Tom Green County, Texas
E CERTIFICATE
by these presents: that I, Blake Wilde, RPLS, do hereby
repared this plat from an actual and accurate survey of land
r monuments shown hereon were properly placed, under my
n accordance with the with the rules for land subdivision by the
f the City of San Angelo; and I further certify that the tract of
atted lies within the City Limits of the City of San Angelo.
ablished by law.
nt is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on July 17, 2024.
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
DE
ED PROFESSIONAL LAND SURVEYOR NO. 6759
ineering and Surveying, LLC 113 E Twohig Ave, San Angelo, TX 76903 325.215.4332
Firm # 24672 & 10194949
www.wilde-eng.com
WILDE
ENGINEERING
SURVEYING
REF.: Parcel No. 203, 2296 square feet of Lot 8, H.A. Moody to the State of Texas, September 20, 1977, Vol. 662, Pg. 482, DR
REF.: Parcel No. 204, 1450 square feet of Lot 7, V.L. Van Huss and wife, Dorothy Von Huss to the State of Texas, June 6, 1980, Vol. 709, Pg. 218, DR
REF.: Parcel No. 205, 645 square feet of Lot 6, Myrtle M. Montgomery to the State of Texas, June 3, 1980, Vol. 709, Pg. 628, DR
REF.: Parcel No. 206, 43 square feet of Lot 5, Raymond A. Moore and wife, Dolle Pearl Moore to the State of Texas, November 19, 1980, Vol. 717, Pg. 717, DR
Lot 1
Lot 2
Lot 3
Lot 4A
Block 81
S29° 24' 15"E 140.09'
N29° 24' 15"W 85.37'
10' Building Line
25' Building Line
N00° 36' 45"E 252.00'
S00° 36' 45"W 252.00'
See Parcel No. 206
See Parcel No. 205
See Parcel No. 204
See Parcel No. 203
R=5399.72'
D=002°47'40"
L=270.57'
LC=S78° 43' 38"W 175.55'
Houston Street - 60' Right-of-Way per Cabinet A, Slide 297, Plat Records
20' Alley per Cabinet A, Slide 297, Plat Records
Houston Hart Expressway - 440' ROW (US Highway 67)
Hassell Street - 50' Right-of-Way per Cabinet A, Slide 297, Plat Records
Scale : 1" = 40'
0 10' 20' 40' 80'
Bearings and distances shown hereon are based on Hatcher Addition, Cabinet A, Slide 297, Plat Records, Tom Green County, Texas and are rotated 0°35'45" clockwise from record bearings.
Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD
LEGEND: ○ - Found 1/2" Iron Rod w/Ca
● - Set 5/8" Iron Rod w/Cap

Aerial Map



Zoning Map
RP24-14 - Hatcher Addition
Council District: #2 Tom Thompson
Neighborhood: Bluffs
Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Properties:

N