



Planning Commission
9/16/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on September 16, 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 July 15, 2024.
- B. **Meeting Minutes:** Consider approving the meeting minutes from August 19, 2024.
- C. **RP24-18 Manning Addition Sec 1 Blk 1 Lot 1 (SMD#4):** A request to replat Lot 1, Block 1, Manning Addition Section 1 in the Single-Family Residential (RS-1) zoning district located at approximately 2801 Bowie Street.
- D. **RP24-17 Far West Addition Sec 2 Blk 2 (SMD# 6):** A request for a 6th replat of the Far West Addition Section Two, Block 2 which will result in two commercial lots along Grand Court Rd.
- E. **RP24-19 San Angelo Addition (SMD#3):** A request to replat Block 3 of the San Angelo Addition resulting in one lot within the Central Business District (CBD).

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. **PD24-05 2298 E Houston Harte Frontage Road (SMD#4):** A request to rezone to a Planned Development to allow a mixed use development with an underlying Single-family Residential (RS-1) zoning and also allow Zero Lot Line, Twin Home and Townhome, Duplex, and Two-family Residential with modified setbacks.

B. Conditional Uses

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

- 1. **CU24-24 121 S Bishop St (SMD#5):** A request for a Conditional Use to allow a short-term rental in a Two-family Residential (RS-2) zoning district.

2. **CU24-25 1417 Tyler St (SMD#5)**: A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district.
- C. **Subdivision Plats**
The Planning Commission has final authority for approval; appeals may be directed to City Council.
 1. **FP24-15 Southland Hills Addition Sec 25 (SMD#1)**: A request to Final Plat Southland Hills Addition, Section 25 being 7.050 acres under a Planned Development (PD22-03) zoning district located approximately east of Stone Canyon Trl. and Forest Hill Dr.
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 2. **RP24-20 Lewis O Woodward Subdivision (ETJ)**: A request for a replat of three tracts in approximately the 5400 block of Grape Creek Rd into two tracts located in the exterritorial jurisdiction. A request for two variances on paving width for Grape Creek Road and Irvingdale Road.
- D. **Discussion items and direction requests**
 1. Discussion of San Angelo Adopted Plans
 2. Discussion of battery energy generation and storage
 3. Discussion on Open Structure Overlay

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, October 21, 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 13th day of September 2024, at 8:32 a.m.



Aaron Vannoy, Director of Planning and
Development Services

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

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



RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, JULY 15, 2024, 9:00 A.M.

Board Present: Travis Stribling, Chair
Luke Uherik, Vice Chair
Joe Self
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

Chair Stribling called the meeting to order at 9:05 am and recognized a quorum of 5.

II. Consent Agenda

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

A. Meeting minutes - Consider approving the meeting minutes from 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.

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

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

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).

Principal Planner Bailey presented this request to the Commission, which is a request to rezone a lot to general commercial. Zero in favor and one in opposition were received. Staff recommended approval.

Chair Stribling opened public comment.

Bryan Benson, the owner stepped forward. There is not a specific use in mind but it is not a good lot for multi-family so trying to get it to match other lots in the area. Mr. Benson just asks for approval and is available if there are any questions.

Board had no questions.

Chair Stribling closed public comment.

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

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.

Planner Lineberry presented this request to the Commission, which is a request to zone a tract of land that was recently annexed into the city. Two in favor presented, and Planner Lineberry received 6 more in email over the weekend, and zero in opposition were received. Staff recommended approval.

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

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

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.

Planner Reed presented this request to the Commission, which is a request for a planned development with a base zoning of RS-1 for a new residential subdivision. The PD will include adjusted standards. Zero in favor and zero in opposition were received. Staff recommended approval with the adjusted standard and two conditions.

Chair Stribling asked if the need for the PD was to adjust the setback requirements. Planner Reed confirmed. Chair Stribling also asked if this was the lot that was zoned multi-family in the past. Confirmation was received and Chair Stribling discussed that single-family was a better use than multi-

family in this area. Lot size was also asked about and Planner Reed answered that there are mixed sizes but most are 50x100.

Chair Stribling opened public comment.

Erica Wilde with Wilde Engineering stepped forward to answer any questions the Board may have. No questions were asked.

Chair Stribling closed public comment.

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

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.

Principal Planner Bailey presented this request to the Commission, which is an amendment to an existing PD to reduce the current no-build setback buffer from 75ft to 50ft to allow for the construction of a driveway and approach for an emergency service facility. Zero in favor and four in opposition were received. Staff recommended approval with five conditions.

Vice Chair Uherik asked for clarification that the PD already allows this type of facility that the Board is just reviewing the reduction in the no-build setback buffer. Principal Planner confirmed that is correct.

Chair Stribling asked on which road is the request to reduce the no-build setback buffer. Principal Planner Bailey responded that it is on Ben Ficklin Rd. Vice Chair Uherik asked the road width and Director clarified the staff report said 24 feet. Chair Stribling asked what the classification of Ben Ficklin is to which Director Vannoy responded that it's a minor collector per the report.

Commissioner Pool asked if the major concern of the opposition is drainage. Principal Bailey responded that is the consistent response along with the noise of a fire station.

Chair Stribling opened public comment.

Steve Hooker, a property owner in Pecan Valley, stepped forward to speak in opposition. Mr. Hooker currently lives in Lewisville but plans to retire to his property in the future. He's in opposition because of the drainage issue plus the roadway width is not sufficient and other road issues.

Patrick Brody, San Angelo Fire Chief, stepped forward. Chief Brody gives a bit of history on the need for a fire station in that area. Chief Brody explains the station will fast east and they will utilize Hwy 277 frontage with the only Ben Ficklin access would be to pull the truck back into the station.

Director Vannoy asked if street emergency lights would be helpful on Ben Ficklin Rd but Chief Brody said they would only be using it to return to the station.

Chair Stribling closed public comment.

Chair Stribling mentioned that he would like to see more information on how they plan to utilize this site or a concept plan. Vice Chair Uherik understands the need for a station but is struggling with putting a fire station next to a 24-foot road and lessening the setback. Commissioner Aguirre also understands but agrees with Chief Brody that we are coming down to the deadline and need to get things moving with

citizen safety. Commissioner Self agrees with Commissioner Aguirre that a station is needed sooner rather than later and makes a motion.

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

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) district.

Planner Lineberry presented this request to the Commission, which is a short-term rental that was previously approved at this location but did not renew. Zero in favor and three in opposition were received. Staff recommended approval with one condition.

Chair Stribling opened public comment.

Chris Kinsey, a neighbor, stepped forward in opposition. His concerns are parties, heavy trucks/trailers parking and blocking property, rude and obscene gestures.

Jamal Schumpert stepped forward with his concern on with 6 people in the home extra parking is required.

Chair Stribling closed public comment.

Planner Lineberry returned to the picture that shows parking and mentioned the owner was not able to make it to the meeting. Chair Stribling shared his concern that the owner is not here to discuss the neighbor concerns or answer questions. Commissioner Self mentioned the neighbor said something about SAPD being contacted but Staff did not show any reports. Director Vannoy said Staff can research further and send Code Enforcement to also look at the yard.

*Commissioner Aguirre gave a motion to **table** the request until August 19th meeting to allow staff time to research neighbor complaints. Commissioner Pool seconded this motion, which then was carried 5-0.*

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.

Planner Lineberry presented this request to the Commission, which is a request to amend the original Conditional Use to include a lot outside of the approved concept plan to allow portable school buildings. Zero in favor and three phone calls in opposition were received. Staff recommended approval with three conditions.

Chair Stribling opened public comment.

Jamal Schumpert stepped forward with a concern of what type of classes will be help in those buildings. The concern being traffic and the types of students in the area.

Merl Brandon Assistant Superintendent of SAISD stepped forward to address the concerns. There is fencing planned, security cameras, extra security offices, sidewalks, landscaping and intention is for the kids to be entering and exiting facing the current school property not toward the residential houses. Commissioner Aguirre asked if there'd be parking on that property which Mr. Brandon answered that there will not be parking there.

Chair Stribling closed public comment.

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

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.

Planner Reed presented this request to the Commissioners, which is a Final Plat that received a 30-day waiver last month so they could seek a variance from Zoning Board of Adjustments for lot width which was approved. There is a variance request for paving width on S Country Club Rd. Staff is recommending approval with four conditions and one note.

Chair Stribling opened public comment.

Erica Wilde with Wilde Engineering stepped forward to answer any questions the Board may have. No questions were asked.

Chair Stribling closed public comment.

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

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.

Principal Planner Bailey presented this request to the Commissioners, which is a Replat to absorb the abandoned easement into their lot and variance request for paving width including curb and gutter on Belaire Ave. Staff recommended approval with one condition.

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

*Vice Chair Uherik gave a motion to **approve** as requested. Commissioner Aguirre seconded this motion, which then was carried 5-0.*

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.

Planner Reed presented this request to the Commissioners, which is a Replat to make four small lots into one large lot along with a variance request for requirement of curb and gutter on N Marie Street. Staff recommended approval with three conditions.

Chair Stribling opened public comment.

Blake Wilde with Wilde Surveying and Engineering stepped forward and offered to answer any questions and explained they did understand and are planning to request RM-1 zoning.

Chair Stribling closed public comment.

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

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.

Director Vannoy presented this request to the Commissioners, which is a Replat of four lots into two lots. The houses will be fronted on Harris and will require Zoning Board of Adjustment for double frontage setbacks. Staff recommended approval with three conditions and three notes.

Chair Stribling asked if the applicant planned on changing the zoning. Director Vannoy responded that Staff is not aware of a request for a zone change and that RM-1 zoning includes single-family residential. Chair Stribling is concerned about multi-family on this lot but is ok with single-family homes. Director Vannoy answered that the applicant did not mention or seem to have any intent of doing multi-family.

Chair Stribling opened public comment.

Blake Wilde with Wilde Surveying and Engineering stepped forward and offered to answer any questions and confirmed the applicant intends to build single-family homes and will apply for a variance on the double frontage setback.

Jamal Schumpert stepped forward in favor of this neighborhood revitalization.

Chair Stribling closed public comment.

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

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.

Director Vannoy presented this request to the Commissioners, which is a Replat of three lots into two. Sidewalks are already on the property so are not a condition of approval. A historic overlay requirement cannot be a condition of a plat so Staff recommended approval with three conditions instead of the four listed and three notes.

Chair Stribling opened public comment.

Blake Wilde with Wilde Surveying and Engineering stepped forward and offered to answer any questions.

Chair Stribling closed public comment.

*Vice Chair Uherik gave a motion to **approve** as requested, striking the sidewalk requirement that was on Staff report and the historic demo permit conditions. Commissioner Self seconded this motion, which then was carried 5-0.*

D. Sign Variances

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

- 1. SV24-01 5205 S US Hwy 87 (SMD#1):** 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.

Director Vannoy presented this request to the Commissioners, which is a variance on a sign that standard height for RM-1 is 8 feet, but the applicant is requesting 16 feet. Staff recommended approval with two conditions.

Chair Stribling asked about some of the other zones requirements for signs like heavy commercial. Director Vannoy responded that in heavy commercial an applicant can have up to a 50 foot height for a sign but the setback varies on the height of the sign; office commercial can have up to 35 feet height but again setback would vary on the height of the sign.

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

*Commissioner Self gave a motion to **approve** as requested. Commissioner Aguirre seconded this motion, which then was carried 5-0.*

IV. Public Comment

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

Chair Stribling opened public comment.

Jamal Schumpert stepped forward to thank the Commissioners for serving on the board and that they did a good job today.

Chair Stribling closed public comment.

V. Planning Director's Report

Director Vannoy gave an update on the reorganization within the Planning and Development Department. Charlie Kemp has been elevated to Assistant Director along with staying the Building Official. A Planning and Development Services Administrator position has also been approved and should be filled soon. DHRC is working on cultural districts and design guidelines. Open Structure Overlay is also being researched and may be brought forward for discussion soon.

Commissioner Aguirre asked if tiny homes were on Planning radar to which Director Vannoy responded that it is and is being researched.

Chair Stribling wanted to acknowledge that Commissioner Miller has resigned. Chair Stribling asked for an update on a previously mentioned idea of having a Staff member focused on short-term rental and compliance. Director Vannoy responded that included in the reorganization was a mixed inspector position that would assist with building violations and short-term rental compliance. Planner Lineberry added that a software to assist with compliance is also being reviewed and hopefully purchased soon.

Hotel tax discussion between board and Director Vannoy.

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 2:00 p.m. on **August 19, 2024** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Vice Chair Uherik moved to adjourn, seconded by Commissioner Self, passes 5-0. The meeting adjourned at 11:07 am.

Travis Stribling, 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 – September 16, 2024
STAFF REPORT

APPLICATION TYPE:		CASE:	
Replat		RP24-18: First Replat of Lot 1, Block 1, Manning Addition Section 1	
SYNOPSIS:			
A request to replat Lot 1, Block 1, Manning Addition Section 1 in the Single-Family Residential (RS-1) zoning district located at approximately 2801 Bowie Street. This replat results in three lots. There are no current variance requests. Three administrative Zoning Variances were granted for the width of each of the new lots.			
LOCATION:		LEGAL DESCRIPTION:	
2801 Bowie Street		Acres: 0.464, Lot: 1, Blk: 1, Subd: MANNING ADDITION, SEC 1	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Neighborhood – Reagan	RS-1	Neighborhood/Neighborhood Center	.464 acres
THOROUGHFARE PLAN:			
Bowie Street – Minor Collector: R-O-W width of 52 feet, current paving width of 37 feet. Both measurements meet the required minimums.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the First Replat of Lot 1, Block 1, Manning Addition Section 1, subject to two (2) conditions and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Jacob Carson 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 divide one existing lot into three new lots for the purpose of residential development upon two of the new lots. The request conforms with the Comprehensive Plan and Purpose Statements of the Zoning and Subdivision Ordinances.

Recommendation:

Staff recommend **APPROVAL** of First Replat of Lot 1, Block 1, Manning Addition Section 1, subject to the following **two (2)** conditions of approval:

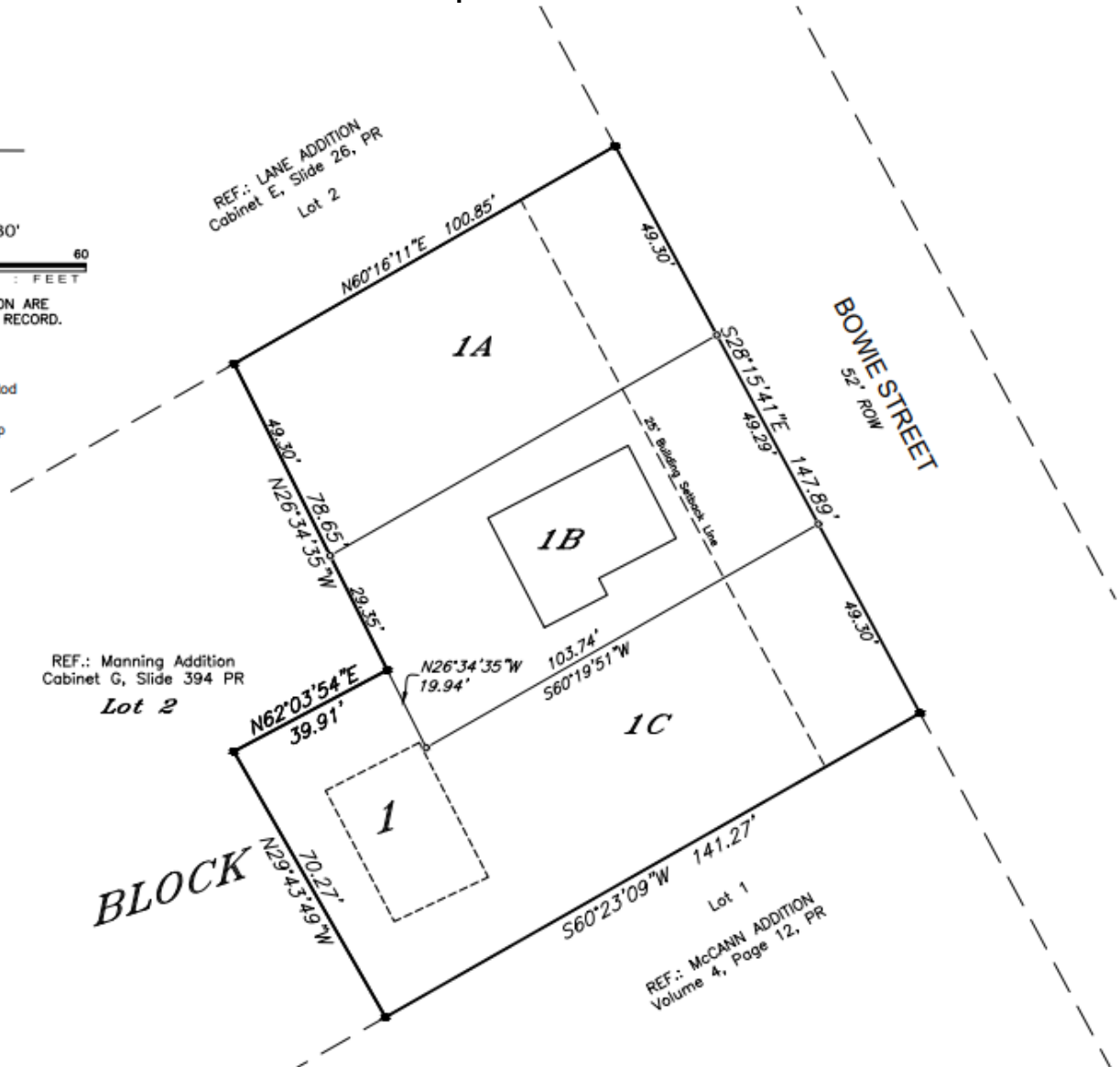
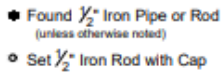
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. *[Land Development and Subdivision Ordinance, Chapter 7]*
2. Prior to plat recordation, applicant must install necessary wastewater service lines to the new lot. *[Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]*

Notes:

1. Applicant is required to contact the Building Permits department for a Demolition Permit before removing the structure on Lot 1C.

Attachments:

Replat



PLANNING COMMISSION – September 16, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Replat	RP24-17 Far West Addition Section Two Sixth Replat in Block Two		
SYNOPSIS:			
The applicant has applied for a sixth replat to create 2 commercial lots on Grand Ct. Rd Property is zoned general commercial (CG)			
LOCATION:		LEGAL DESCRIPTION:	
On Grand Ct. Rd between addresses of 6004 to the east and 6102 to the west.		FAR WEST ADDITION, 5TH R/P IN BLK 2 SEC 2	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: 6– Larry Miller Neighborhood – Bluffs	General Commercial (CG)	Commercial	5.945 acres
THOROUGHFARE PLAN:			
Grand Ct. – Local Road built to standards of 50’ right of way and 40’ paving width. FM2288 – TXDOT Roadway, classified as a Major Arterial – built to 120’ right of way and 70 ‘; of paving, both exceed the standards.			
STAFF RECOMMENDATION:			
Staff recommends Approval of Far West Addition Section Two Sixth Replat in Block Two.			
PROPERTY OWNER/PETITIONER:			
Owner: Angelo Far West, Ltd. Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Aaron Vannoy Assistant Director of Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create 2 commercial lots. The property is currently zoned general commercial.

Recommendation: *Staff recommends Approval of Far West Addition, Sixth Replat in Section 2 Block 2 with three conditions:*

- 1. Tax Certificate***
- 2. Drainage Study***
- 3. Sidewalks along Grand Court Rd***

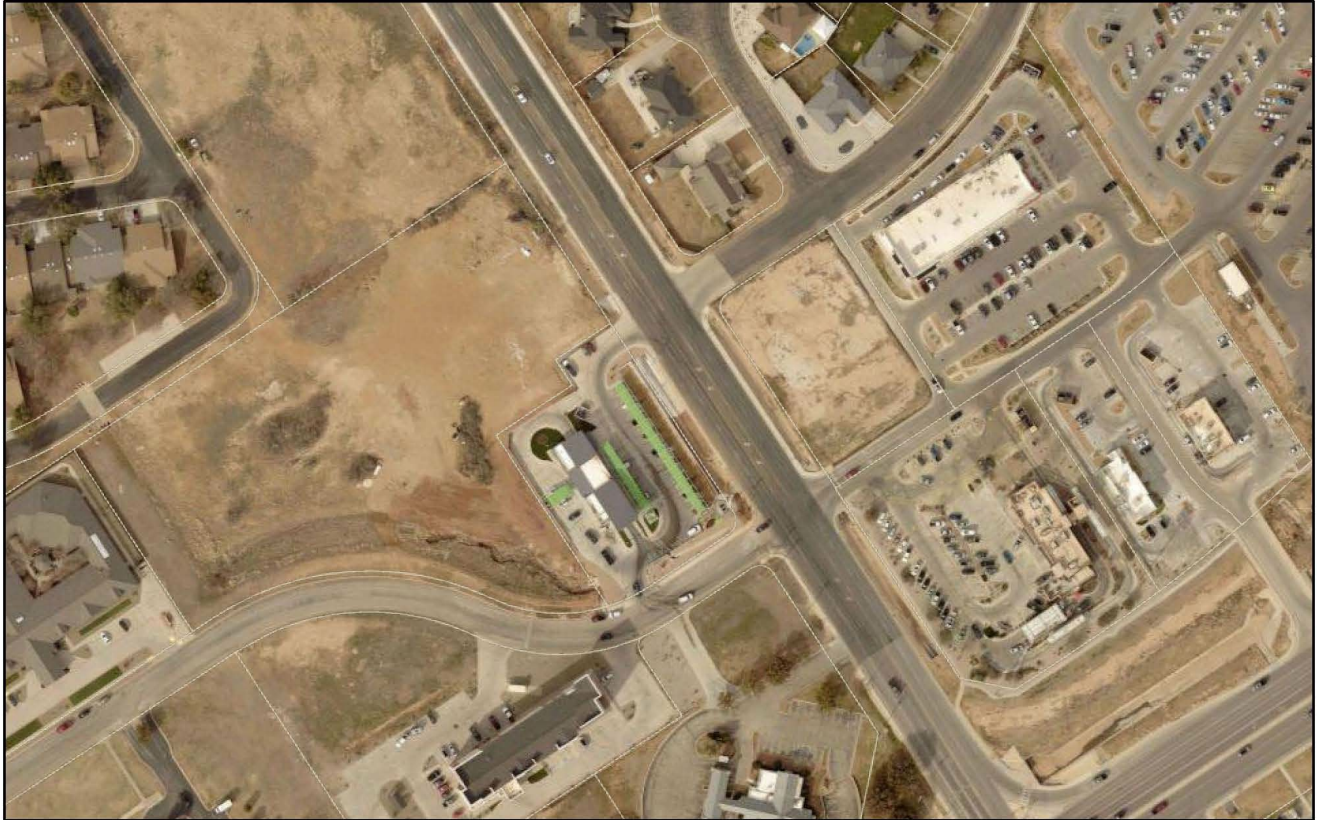
Attachments:

Aerial Map

Final Plat

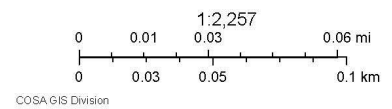
Aerial Map

Far West

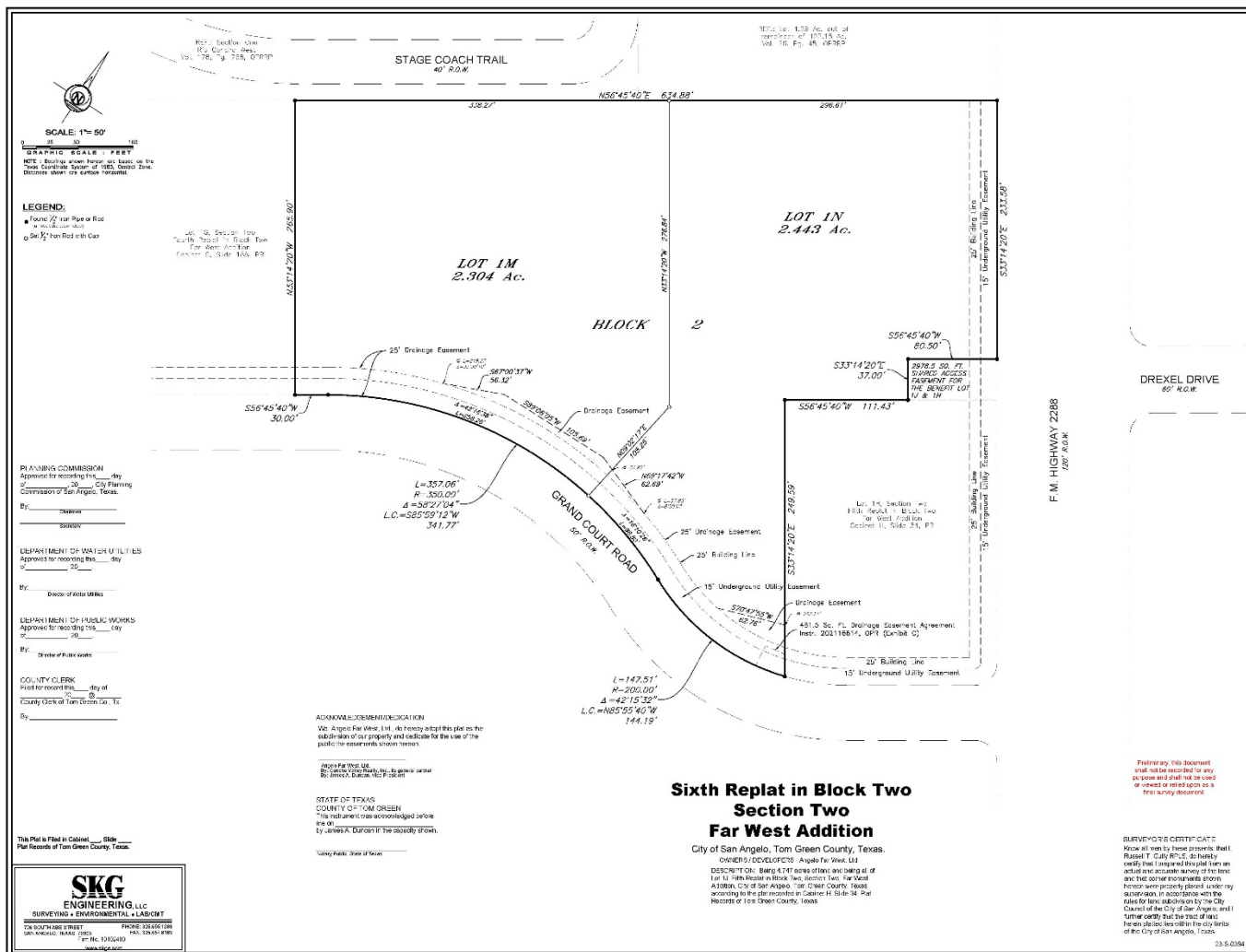


1/18/2024, 12:49:22 PM

 Parcels



Replat



PLANNING COMMISSION – September 16, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Replat	RP24-19: First Replat in Blk 3, San Angelo Addition		
SYNOPSIS:			
A request to replat Block 3 of the San Angelo Addition in the Central Business District (CBD), resulting in one lot over 1.095 acres. There are no variances required or necessary.			
LOCATION:		LEGAL DESCRIPTION:	
Northwest corner of S Magdalen St. and E Concho Ave.		Acres: 0.764, Lot: 5 & 6 & E25' OF LOTS 4 & 7, Blk: 3, Subd: SAN ANGELO ADDITION, & S38.5' OF 14 & 15 & W25' OF E 50' OF N23' OF LOT 7 Acres: 0.177, Blk: 3, Subd: SAN ANGELO ADDITION, E66 OF W75 OF 4 & E66 OF W75 OF S17' OF 7	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Downtown	RS-1	Downtown	1.095 Acres
THOROUGHFARE PLAN:			
S Magdalen Street – Local Road: R-O-W width of 65 feet, current paving width of 44 feet. Both measurements meet the required minimums. E Concho Avenue – Parkway: R-O-W width of 90 feet, current paving width of 70 feet. Both measurements meet the required minimums.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the First Replat in Blk 3, San Angelo Addition subject to two (2) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Cain Investors & W. Franklin Real Estate Holdings 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 combines a little more than four existing lots into one lot, spanning an office building and residential structure under common ownership at the corner of S Magdalen and E Concho. The request conforms with the Comprehensive Plan and Purpose Statements of the Zoning and Subdivision Ordinances.

Recommendation:

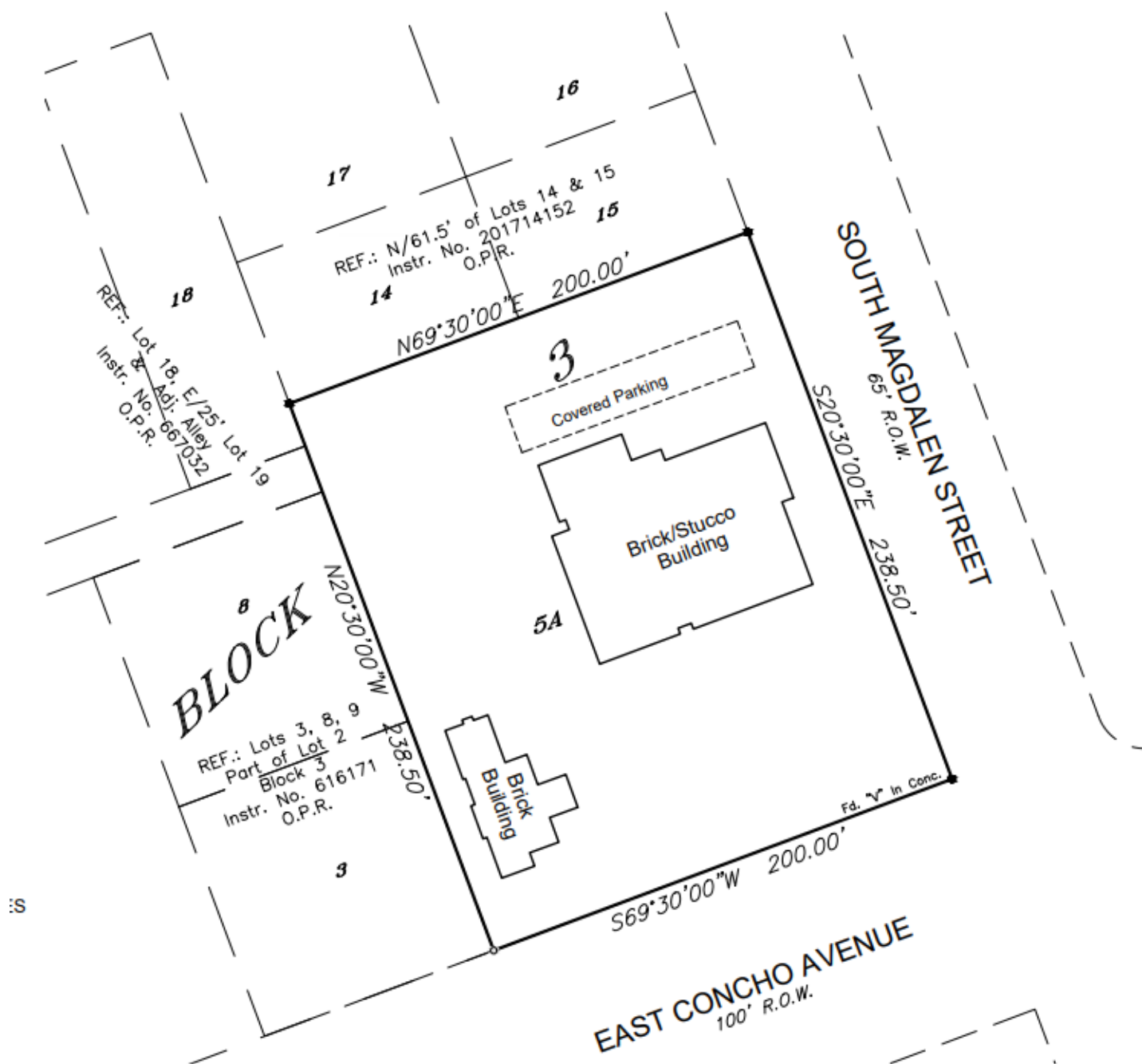
Staff recommend **APPROVAL** of the First Replat in Blk 3, San Angelo Addition, subject to the following **two (2)** conditions of approval:

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. Applicant must illustrate a 20' utility easement following the sewer line that extends from the abandoned alleyway west of the property to the manhole on S Magdalen Street.

Attachments:

Replat

Replat





STAFF REPORT – PD24-05

Planning Commission: September 16, 2024

City Council 1st reading: October 15, 2024

City Council 2nd reading: November 5, 2024

APPLICATION TYPE:		CASES:	
Rezoning		PD24-05 2298 E Houston Harte Frontage Road	
SYNOPSIS:			
The applicant originally had submitted a Rezoning applications to rezone a 15+acre piece of property from General Commercial to Planned Development (PD) to encompass Zero Lot Line, Twin home and Townhome, Duplex,) Zoning District with an underlying RS-1(Single Family Residential) Zoning District with 20 foot front yard setback, 20 foot rear yard, and on a corner lot with a double frontage only one yard would be considered the front yard and the second yard would be considered a side yard. This zoning would also give them the flexibility to meet the needs of the market as it evolves.			
LOCATION:		LEGAL DESCRIPTION:	
Generally, 2298 E Houston Harte Frontage Road		Abst: A-1854 S-0326, SURVEY: G. SCHUBITZ, 1.5 acres: Blk. 1 Subd. MARYLOU ADDITION, Southwest part of Lot 2, being 13.825 AC. [Crosswinds Subdivision has been approved but not yet recorded]	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Gonzales Paul Ann Neighborhood	CG to PD (with RS-1 underlying zoning, with 20 FT. front yard & corner lots having only one front yard.	Neighborhood	15.325 acres
NOTIFICATIONS:			
18 notifications for PD24-05 were mailed within a 200-foot radius on August 28, 2024.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Z22-27 to the Planned Development (PD24-05) to encompass underlying RS-1 Single Family Residential with (Zero Lot Line, Twinhome and Duplex, Two-family, with an underlying Single-Family Residential Lots (RS-1) with 20-foot front yard setbacks and where corner lots exist only one front yard of 20 feet is required, with the second yard having a side yard setback of five feet.			
PROPERTY OWNER/PETITIONER:			
<i>Applicants:</i> Mission Land Company, LLC			
STAFF CONTACT:			
Sherry L. Bailey Principal Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Additional Information: The applicant is wanting to keep the property immediately adjacent to the Huston Harte Expressway in the General Commercial Zoning District. That area will provide a buffer for the mixed housing residential 15+ acres. The residents will have a mix of housing in one area, commercial services available, and employment opportunities.

Rezoning: Section 212(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. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 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.** Staff believes changing the to Planned Development is consistent with the policies stated in the Plan. The intent of the land use slated for this property is such that they will benefit from the different land uses and complement those uses.
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 change from General Commercial to Planned Development with underlying residential types is designed to provide for a comprehensive approach for both the residential uses as well as the commercial use along the Expressway.
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 CG zoning will act as a buffer for the residential property uses.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The applicant is seeking to introduce a more well-rounded residential opportunity for a variety of people with a variety of needs.
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, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The area is undeveloped but has been identified as a General Commercial site. Rezoning a portion of the property to residential will be a less intensive use and have less of an impact on the natural environment.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes the developer in this case is striving to be able to meet whatever demonstrated need might surface.

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 development patterns for the area are just being established and are designed to be responsive to whenever needs may surface.

Recommendation:

Staff recommends **APPROVAL** of a rezoning on the 15.325 acres from the General Commercial Zoning District to the Planned Development (PD) Zoning District with an underlying RS-1 zoning district with adaptable mixed-use housing with a 50' X 100' minimum lot size, 20' minimum front yard and corner lots having only one front yard with the second yard considered a side yard with a 5 foot setback.

Future Land Use Map

Zoning Map

Notification map



Aerial Map

PD24-05 2298 Houston Harte Frontage Rd

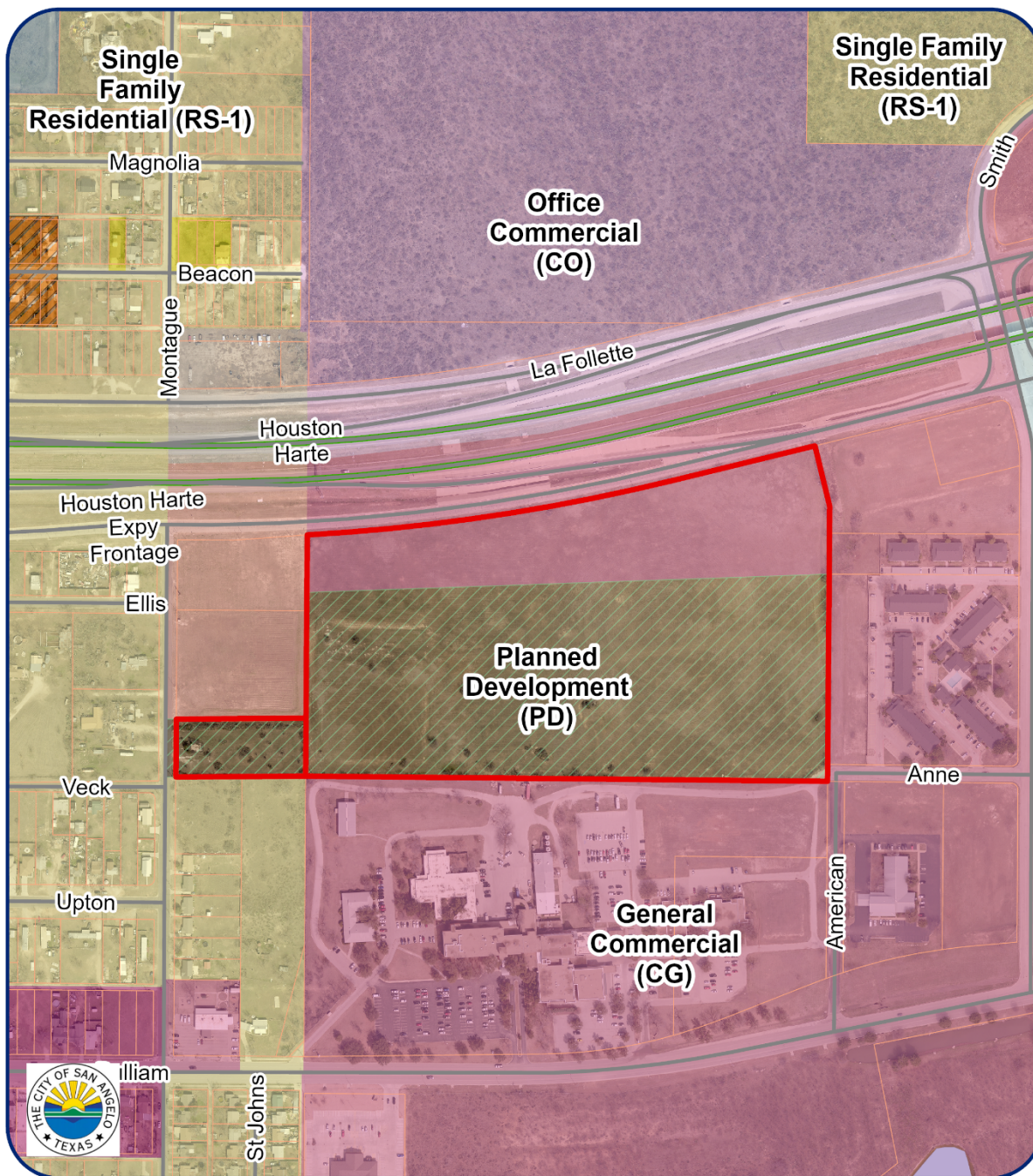
Council District: #4 Lucy Gonzales

Neighborhood: Paulann

Scale: 0 0.050.1 0.2 0.3 0.4
Miles

Subject Properties: —





Zoning Map

PD24-05 2298 Houston Harte Frontage Rd

Council District: #4 Lucy Gonzales

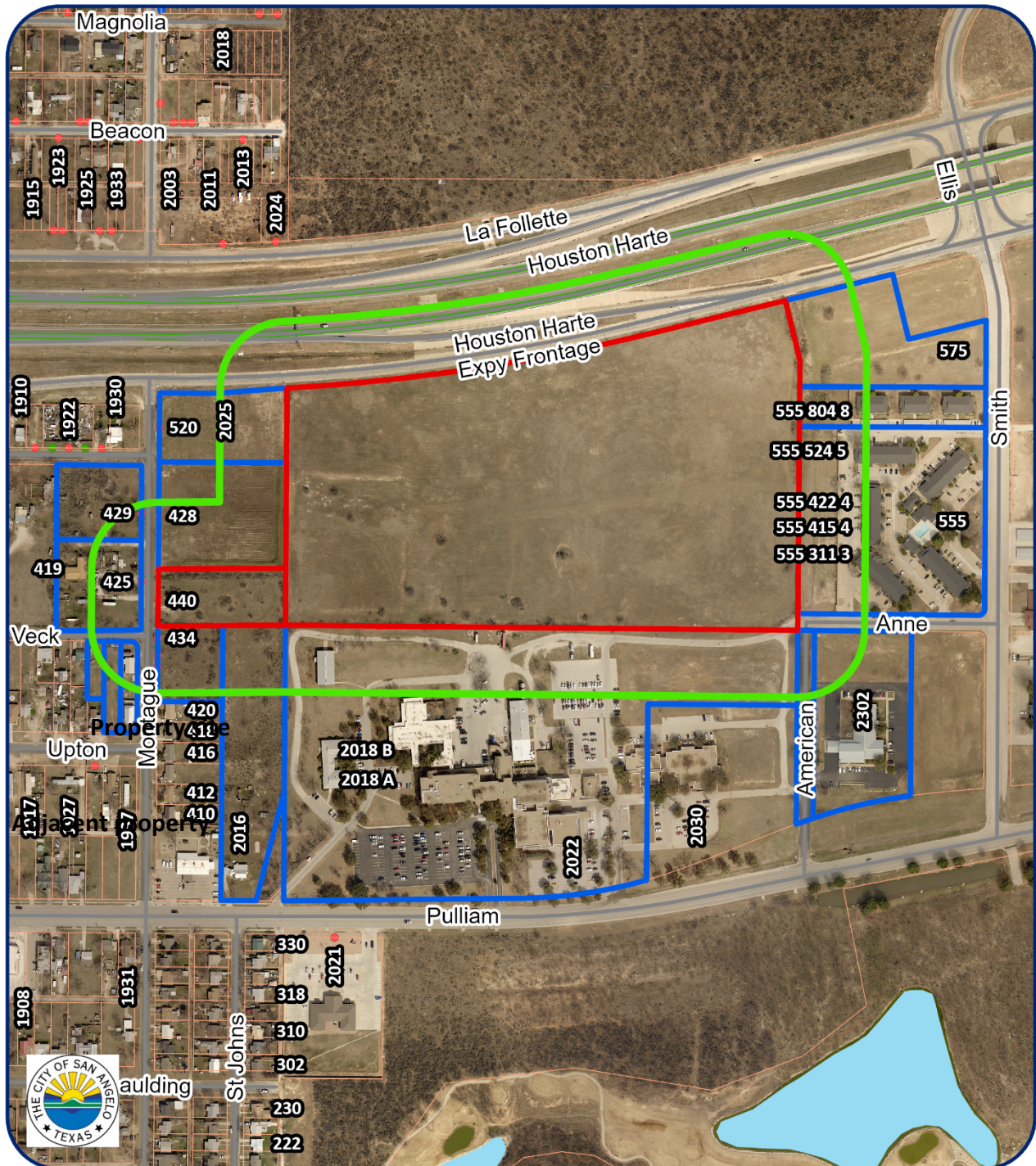
Neighborhood: Paulann

Scale: 0 0.02 0.04 0.07 0.11 0.14
 Miles

Subject Properties: —

N





200' Notification Map

PD24-05 2298 Houston Harte Frontage Rd

Council District: #4 Lucy Gonzales

Neighborhood: Paulann

Scale: 0 0.02 0.04 0.07 0.11 0.14
 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —

N





Property in question

MEMO



Meeting

Date: September 16, 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: CU24-24 - A request for a Conditional Use for a short-term rental located at 121 S Bishop St. This property is located in Santa Rita, not far from the river and downtown. A safety inspection was completed and passed on 9/4/24. The property received approval for conditional use for a short-term rental in December 2021. The owner was not aware they needed to renew and the conditional use expired December 2022. No code reports or violations. Loud noise call to police on 1/20/2023 but they didn't find anything so no report. Loud party call to police on 1/21/2023 and call for service report was made. The party was ended and cleared out per report. Applicant has made a payment towards the back taxes they owed and are working with the City Legal team on a payment plan.

Notification: 18 Notifications sent. Received 3 in opposition and 0 in favor.

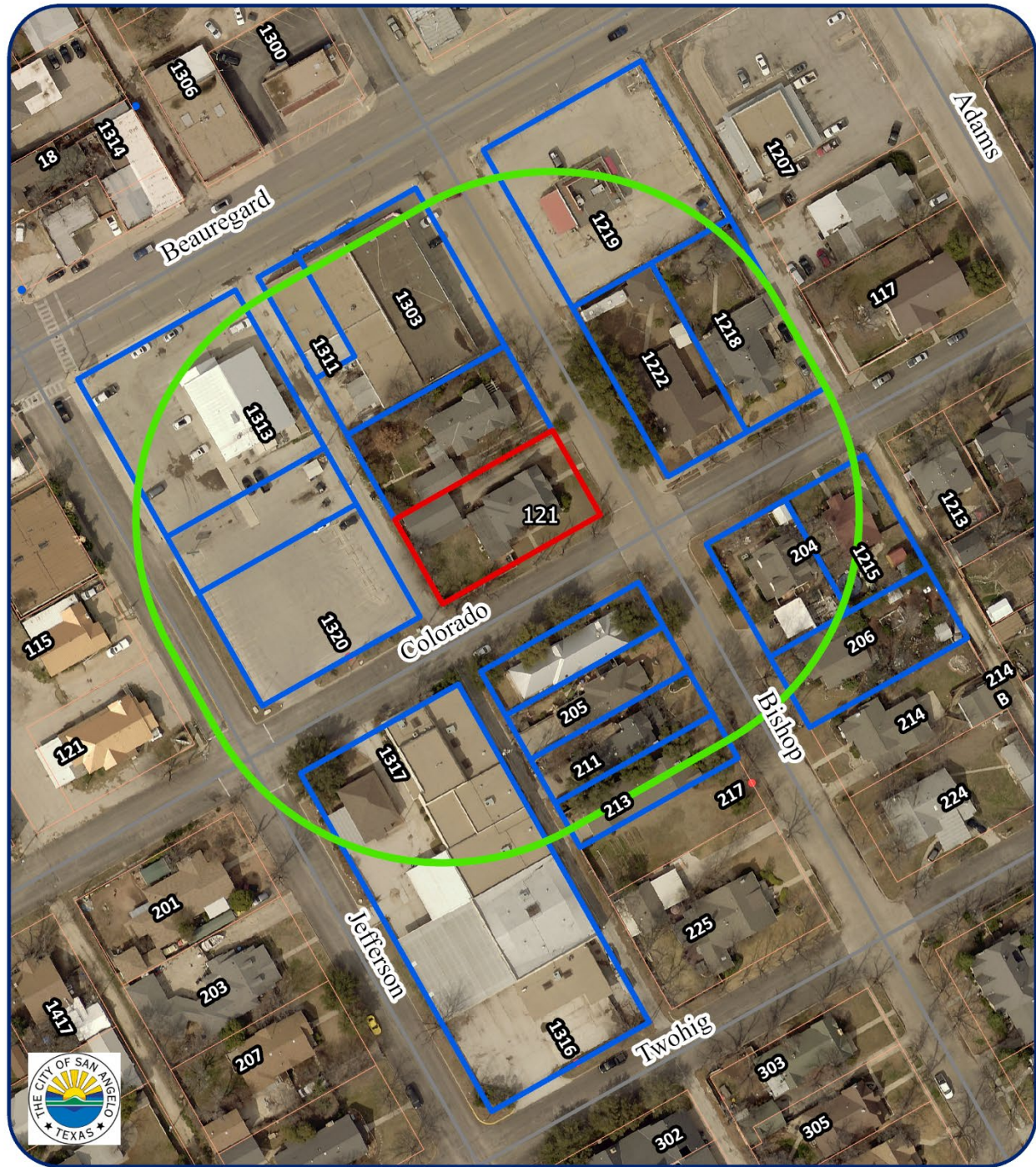
Planning Commission Requested Action:

Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 121 S Bishop St. with the following conditions:

- Follow the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.
- Pay in full or sign a payment plan agreement

Front of house





200' Notification Map CU24-24 121 S Bishop 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: —



CASE #: CU24-24 121 S Bishop

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ALEXANDER STELLA
Address: 1222 COLORADO

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

VERY MUCH CONCERNED ON MANY CARS PARKING ON STREET
4 CARS PARKED ON BISHOP AT ONCE TIME
4 CARS PARKED ON CORNER OF COLORADO + BISHOP
4 CARS PARKED ON MY SIDE OF STREET ON BISHOP
INCREASED TRAFFIC
FIRING FIRE CRACKERS AT NIGHT ON
JULY 4th + NEW YEAR

Signature: Stella Alexander

If you have questions
by email planning@cosatx.us

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

CASE #: CU24-24 121 S Bishop

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: PAPPAS DEBORAH P & JACKSON DENISE P
Address: 1218 COLORADO

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: Deborah Pappas



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

HANEY LINDA Y
204 S BISHOP ST
SAN ANGELO, TX 76901-4122

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU24-24

08/29/2024

WHEN: Monday, September 16, 2024, at 9:00 AM

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

CONCERNING: a request for a Conditional Use in a Two-Family Residential (RS-2) Zoning District located at 121 S Bishop St., San Angelo, Tom Green County, Texas.

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

OPERATOR: Jennifer Denson (208) 530-1240

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

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

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

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

For the PLANNING COMMISSION

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

CASE #: CU24-24 121 S Bishop

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: HANEY LINDA Y

Address: 204 S BISHOP

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: Linda Haney

9-6-24

As I remember you came out with this same notice on the same address a few years back. Which at that time we & other neighbors opposed it then, and it didn't do any good. We still oppose

Some times there are as many as 4 to 8+ vehicles parked in the drive way, front of house side of house & even across street next to neighbors yard & of course in front of house.

When they are parked on Colorado st it sure causes a hazard to see any on coming vehicles coming down Colorado when trying to cross.

We would like the house to be sold so we can have some trust worthy neighbors that would take care of the yard & cut down the ugly $\frac{1}{2}$ dead trees.

The way it is now it's like living next to a busy hotel.

Thank You
Jan & Linda (Cousins)

204 S. Bishop. St.

Please send me the decision on this request.

Signature: Linda Haring

MEMO



Meeting

Date: September 16, 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: CU24-25 - A request for a Conditional Use for a short-term rental located at 1417 S Tyler St. This property is in Santa Rita, not far from the ASU. A safety inspection was completed and passed on 8/21/24.

Notification: 29 Notifications sent. Received 6 in opposition and 0 in favor.

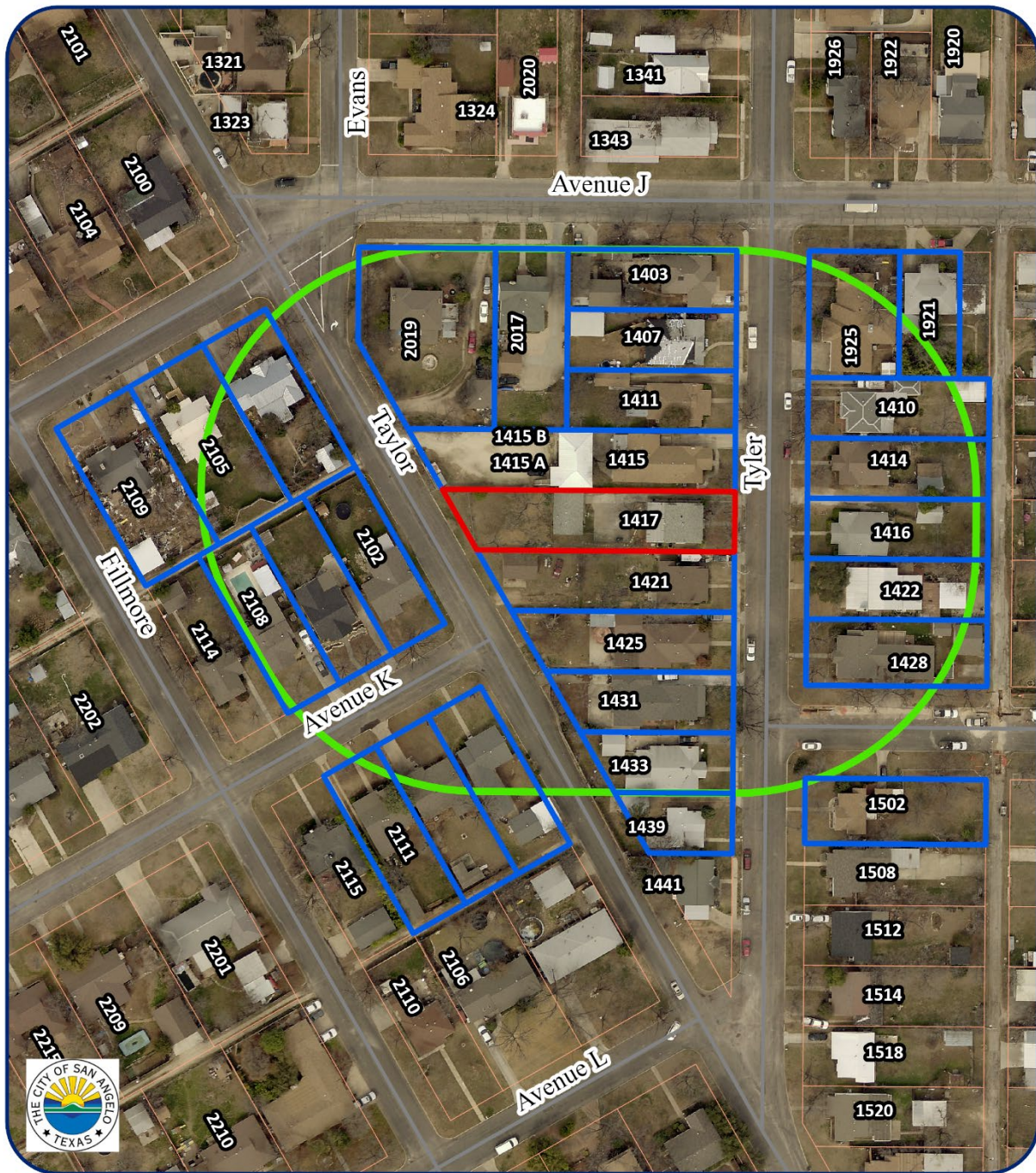
Planning Commission Requested Action:

Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 1417 S Tyler St with the following condition:

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

Front of house





200' Notification Map CU24-25 1417 S Tyler 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: —



From: [candee17](#)
To: ["Pamela"](#)
Subject: Case# C204-25 1417 S Tyler
Date: Tuesday, September 10, 2024 9:04:06 AM

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

I am opposed to the property at 1417 S Tyler to be used as a short term rental.

Candee Black
1407 S Tyler

See attachment for signature

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



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

BLACK CANDEE
1407 S TYLER ST
SAN ANGELO, TX 76901-4245

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU24-25

08/29/2024

WHEN: Monday, September 16, 2024, at 9:00 AM

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

CONCERNING: a request for a Conditional Use in a Single-Family Residential (RS-1) Zoning District located at 1417 S Tyler St., San Angelo, Tom Green County, Texas.

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

OPERATOR: Jennifer Denson (208) 530-1240

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

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

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

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

For the PLANNING COMMISSION

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

CASE #: CU24-25 1417 S Tyler

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BLACK CANDEE

Address: 1407 S TYLER

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: _____

Candace B...

From: [Joan Smith](#)
To: [*Planning](#)
Subject: Case # CU24-25 1417 S Tyler
Date: Friday, September 6, 2024 8:45:21 AM

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

I am a resident of Tyler St. and Ave J. Our house is facing Tyler Street. We have lived here since the 80s. We like the area because of its Lovely atmosphere for families with quiet streets. We enjoy interacting with the multi generational people that live on the street. It is conveniently located near Santa Rita school. Our street is a good one for walking. We meet people from Neighboring streets. We usually walk our dog one to two times a day. Recently, we had a house approved for short term rentals. We do not want another housing unit for that purpose. We want people who have come here to live and stay. This is our town, and we don't want to lose the integrity of our residential area for the sake of short term rentals going in and out of our area. We want people who can stay. It is most important to think of the long-term consequences of these changes and what you want the future of your neighborhood to be. We are part of a school district, a place where my children walked to school, where my grandchild walked to school, and I am opposed to making more conversions to create An atmosphere where people are coming and going, and the integrity of our neighborhood is being lost.

I oppose the planning zone Proposal for short Term rentals on Tyler Street. We do not want business and profit to interfere with a school neighborhood.

Please call me if you have any questions. My address and phone number are below.

Thank you

Joanie Smith
1925 West Ave J
San Angelo, TX. 76901
cell 325-656-9851
bazarabian@gmail.com

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

From: [Alvin Smith](#)
To: [*Planning](#)
Subject: Conditional Use CU24-25
Date: Friday, September 6, 2024 2:01:01 PM

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

I wish to indicate our position on the above request for the address at 1417 S. Tyler St. We are opposed to this change and will attend the hearing to express our opposition.

Thanks,
Alvin E. Smith
1925 W. Ave. J
San Angelo, TX 76901

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

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

CASE #: CU24-25 1417 S Tyler

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: STEWART MIKE & LISA

Address: 2017 W AVENUE J

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

Crime in The Block has Been
BAD Since The short term RENTALS Arrived

Signature: 

FOR THE PLANNING COMMISSION

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

CASE #: CU24-25 1417 S Tyler

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: STEWART JOSEPH MIKE & LISA

Address: 1502 S TYLER

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

My Daughter Lives At 1502 TYLER
And Already Worry About The people in RENTALS now
Also This is a Company
THAT IS DOING THIS

Signature: 

For the PLANNING COMMISSION

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

CASE #: CU24-25 1417 S Tyler

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CURRY HEIDI

Address: 2105 W AVENUE J

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

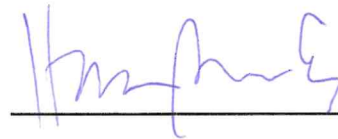
Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: _____



For the PLANNING COMMISSION

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

CASE #: CU24-25 1417 S Tyler

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BOOK MICHAEL F

Address: 1416 S TYLER

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

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: _____



PLANNING COMMISSION – September 16, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat FP24-15	Southland Hills Addition Section Twenty-five		
SYNOPSIS:			
A request to Final Plat Southland Hills Addition, Section 25 being 7.050 acres under a Planned Development (PD22-03) zoning district located approximately east of Stone Canyon Trl. and Forest Hill Dr. The applicant will continue to build single-family homes in this area.			
LOCATION:	LEGAL DESCRIPTION:		
Lot is east of the intersection of Stone Canyon Trl and Forest Hill Dr	Abst: A-0141 S-0180, Survey: C DAMMANN		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood - Bonham	Planned Development (PD22-03)	Neighborhood	7.050 acres
THOROUGHFARE PLAN:			
Forest Hill Dr. – classified as a local road. Walnut Hill Dr. – classified as a local road. Valley Pine Dr. – classified as a local road. Mountain Forest Dr. – classified as a local road.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Southland Hills Addition Section Twenty-five with 5 conditions and 1 note.			
PROPERTY OWNER/PETITIONER:			
Owner: Duncan Group Southland, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat is creating 36 lots for more single-family housing. The property is currently zoned with a PD that has a base zoning of RS-3. The City Comprehensive Plan is Neighborhood. 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 Southland Hills Addition Section Twenty-five with 5 conditions and 1 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. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [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 a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
4. Prior to plat recordation, prepare and submit plans illustrating the required construction of the below streets meeting the requirements for local streets and the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10].
 - a. For Walnut Hill Dr extension, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
 - b. For Valley Pine Dr, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
 - c. For Mountain Forest Dr, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
5. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

Note

Note: Full intersection at Stone Canyon Trl and Walnut Hill Drive will need to be constructed prior to plat recordation.

Attachments:

Aerial Map
Aerial Map with Plat
Zoning Map
Final Plat

Aerial Map



Aerial Map
FP24-15: Southland Hills Add. Sec. 25
Council District: #1 Tommy Hiebert
Neighborhood: Bonham

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Subject Property: —

N



Aerial Map with Plat



Aerial Map

FP24-15: Southland Hills Add. Sec. 25

Council District: #1 Tommy Hiebert

Neighborhood: Bonham

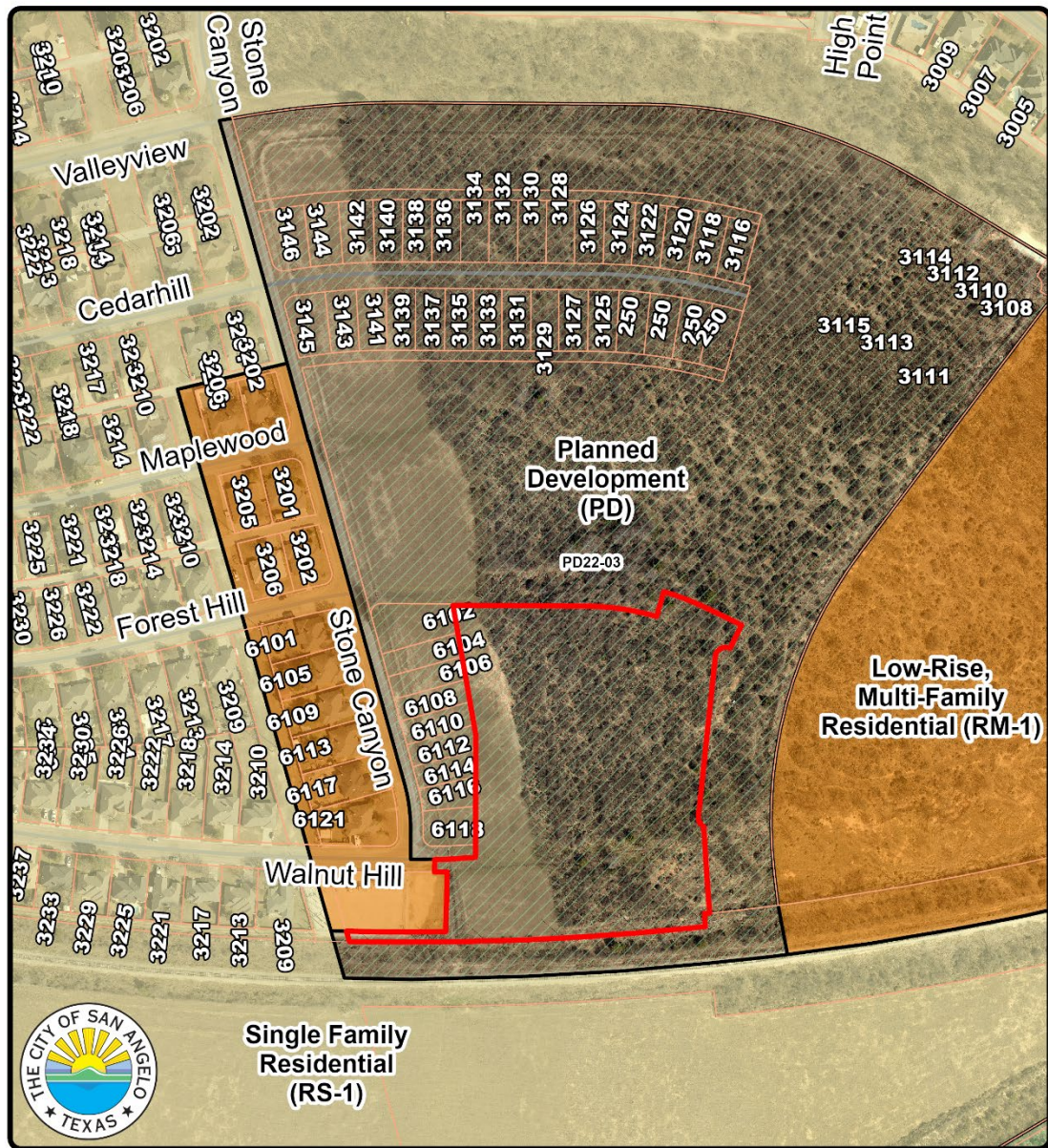
Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

N



Zoning Map



Aerial Map

FP24-15: Southland Hills Add. Sec. 25

Council District: #1 Tommy Hiebert

Neighborhood: Bonham

Subject Property:

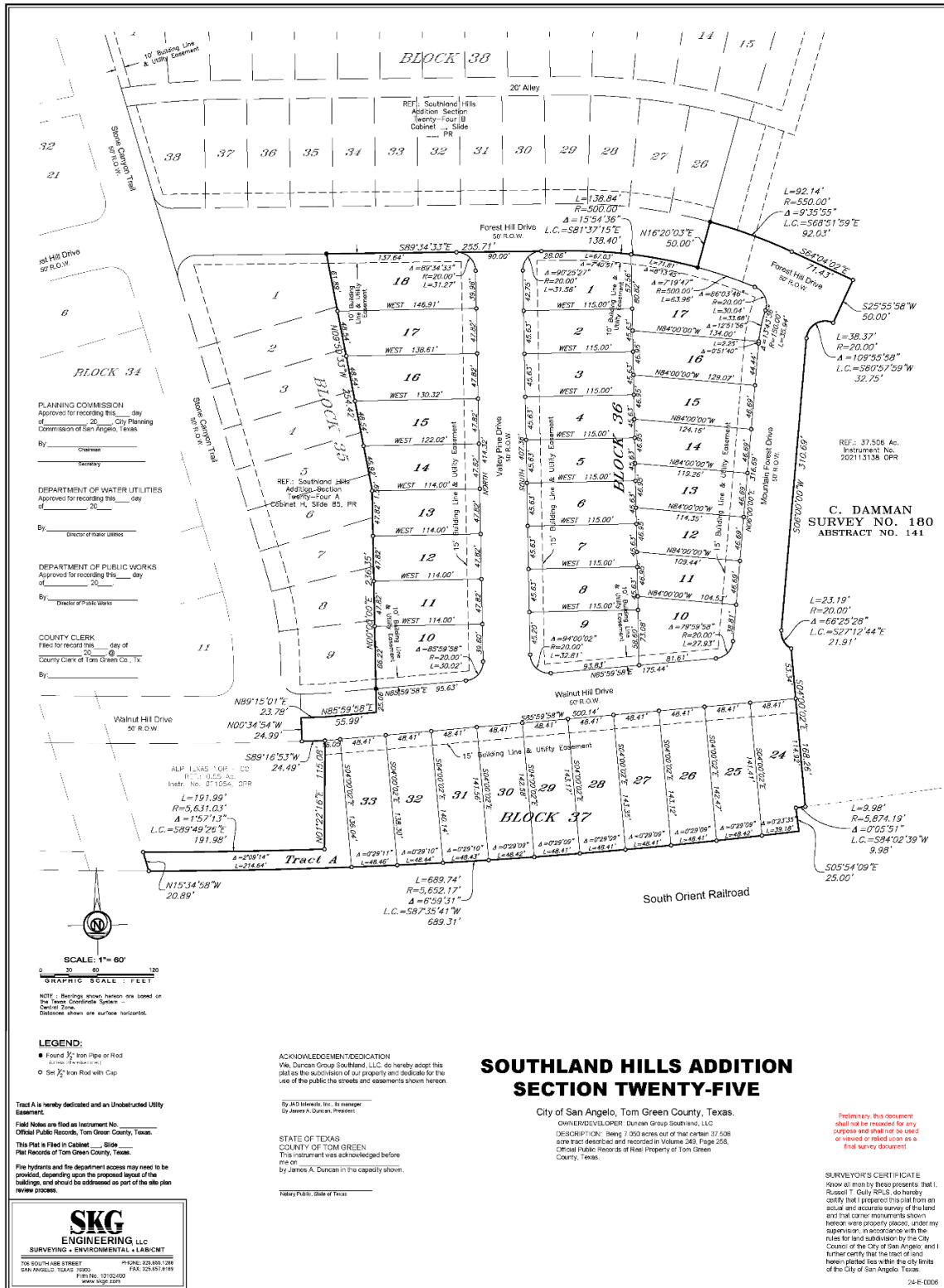


Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

N



Final Plat



PLANNING COMMISSION – September 16, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Replat RP24-20	Lewis O Woodward Subdivision		
SYNOPSIS:			
A request for a replat of three tracts in approximately the 5400 block of Grape Creek Rd into two tracts located in the extraterritorial jurisdiction, along with a request for variances on paving width for Grape Creek Road and Irvingdale Road. The properties have a vision plan of being rural.			
LOCATION:		LEGAL DESCRIPTION:	
The 5400 Block of Grape Creek Road also being 5405 & 5407 Grape Creek Road and a non-addressed tract.		Acres: 2.574, Subd: WOODWARD S/D, 2.574 ACRES & A 20' ROAD EASEMENT	
		Acres: 1.110, Subd: WOODWARD S/D, 1.110 ACRES, LABEL: NTA2112677 ///78, MAKE: CMH MANUFACTURING INC, SERIAL: BL2008693TXA ///B, MODEL: 98TRU28684RH22S, MODEL: 28X68, YR: 2022	
Acres: 3.176, Subd: WOODWARD S/D, 3.176 ACRES OUT OF BLK D, E & F			
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
Extra-territorial Jurisdiction (ETJ)	None	Rural	6.865 acres
THOROUGHFARE PLAN:			
Grape Creek Road – A minor arterial with a current ROW of 48’ and a paving width of 24’. Required minimums are 68’ of Right of way and 48’ of paving. Irvingdale Road – A local road with no current ROW and a paving width of 17’. Required minimums are 40’ (or paving width plus 10’) of Right of way and 26’ of paving.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the replat of Lewis O Woodward Subdivision with six conditions, APPROVAL on the paving width variance for Grape Creek Rd and DENIAL on the paving width variance for Irvingdale Rd.			
PROPERTY OWNER/PETITIONER:			
Owner: Kenny Kornegay & Juan Santiago Petitioner: Wilde Engineering			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, Extension 1533 Rae.lineberry@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat will create 2 tracts, one being a residence, 5405 & 5407 Grape Creek Rd as Tract 2A and another lot that does not have an address as Tract 1A in the Extraterritorial Jurisdiction. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO). Grape Creek Rd is a Minor Arterial, Staff does not believe a widening of 160ft in length of pavement will be an advantage but instead will cause an abnormal jut in the road. For this reason, Staff is recommending approval of the variance request for paving width on Grape Creek Rd. Irvingdale Rd does not meet city requirement minimum width nor emergency service requirement of at least 20', Staff does not recommend approval of the variance request for paving width on Irvingdale.

Recommendation: Staff recommends **APPROVAL** of the replat of Lewis O Woodward Subdivision with six conditions, **APPROVAL** on the paving width variance for Grape Creek Rd and **DENIAL** on the paving width variance for Irvingdale Rd.

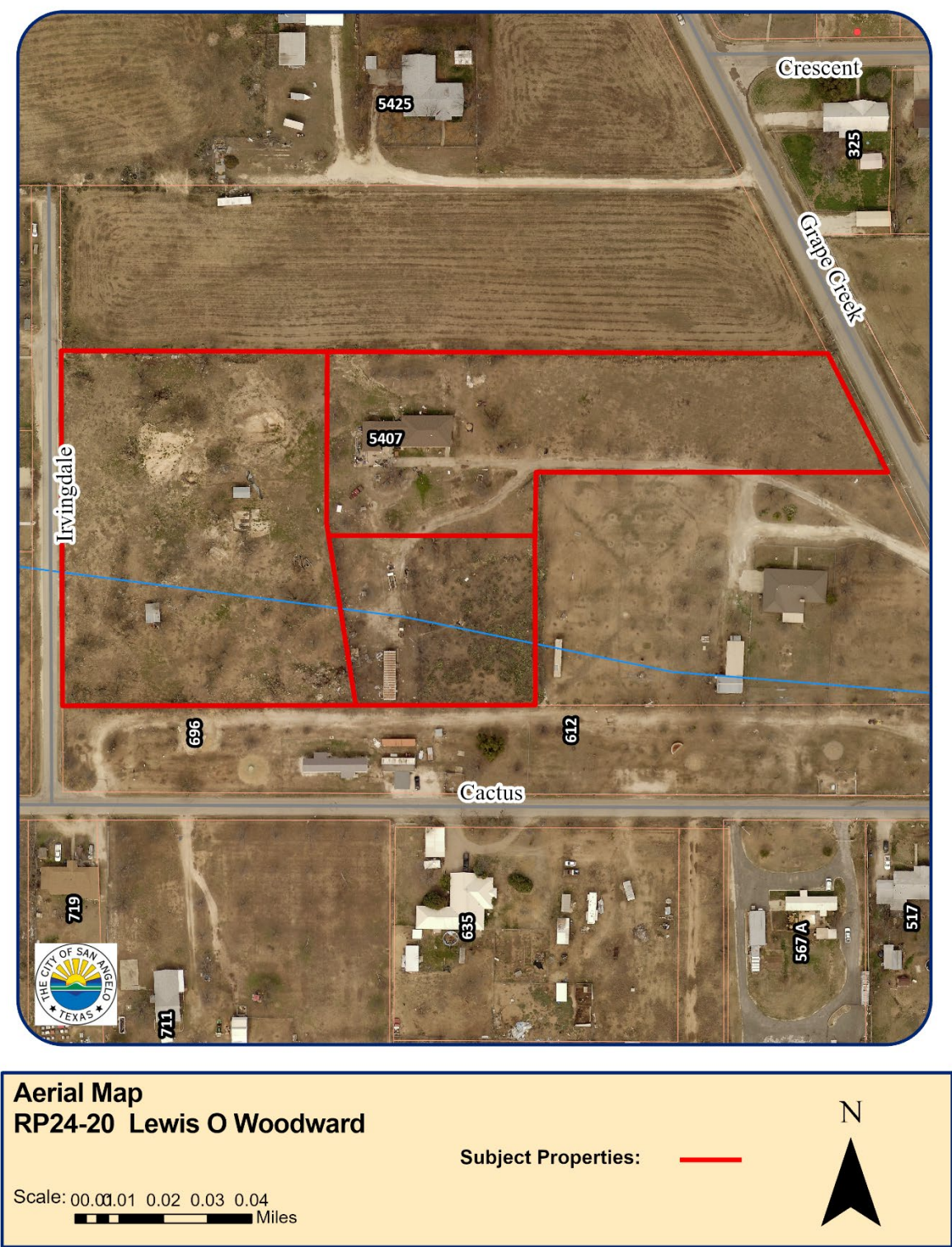
Conditions

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, submit a revised plat, on which is dedicated one-half of the difference between existing right of way and standard minimum of 40 feet of right-of-way required for Irvingdale Road classified as a local road [LDSO Ch.9.III.5.a.1].
3. Prior to plat recordation, prepare and submit plans for the widening of Irvingdale Road, a local road to the minimum pavement width of 26 feet [LDSO ch.10.III.A.2]. Once plans are approved, construct pavement widening. An alternative is to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
4. Prior to plat recordation, prepare & submit plans for required improvements to Grape Creek Road, a Minor Arterial by half the increment necessary [LDSO Ch.9.III.5.a.2] to increase the existing pavement width of 17 feet to the standard pavement width specified as 48 feet [LDSO Ch.10.III.A.2]. Once plans are approved, construct street widening. An alternative is to obtain approval of a variance from the Planning Commission [LDSO Ch.1.IV].
*****If variance is approved, this will not be a condition of approval.*****
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of sidewalk abutting Grape Creek Road a Minor Arterial [LDSO, Chapter 9.V.D.1]. Once plans are approved, construct sidewalk to City specifications [LDSO, Ch 9.V.C]. An alternative is to obtain approval of a waiver from the Planning Director and City Engineer [LDSO, Ch 1.IV].
6. 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]. Alternatively, submit a request to the City Engineer to defer the requirement to a later stage of development [Article 12.05.004.c.4].

Attachments:

Aerial Map
RePlat

Aerial Map



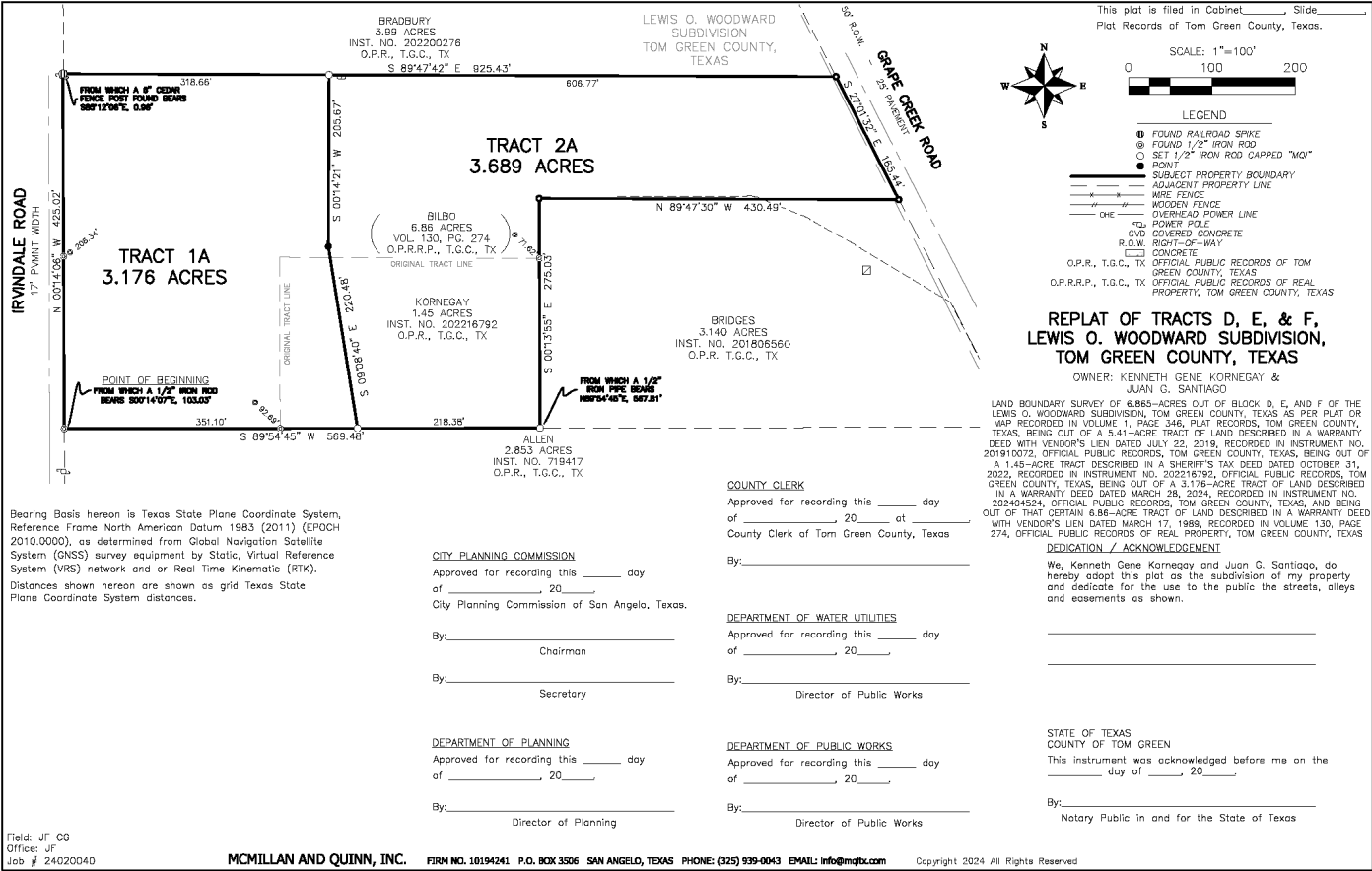
Aerial Map
RP24-20 Lewis O Woodward

Subject Properties: —

Scale: 0.00 0.01 0.02 0.03 0.04
Miles



Replat



Purpose Statement:

The City of San Angelo has declared that as a matter of public policy and as a state leader in energy generation, storage, and transmission of energy resources and being an oasis to the Concho Valley, we determine the best protection, enhancement, and perpetuation of safety of our citizens, visitors, the environment, and our water sources have created regulations for Energy Generation and Storage. These are categorized as Battery Energy Storage Systems (BESS), Solar Energy Devices (SED), Wind Energy Devices (WED).

Applicability:

The incorporated City Limits of the City of San Angelo and any future annexations to the City of San Angelo.

Definitions:

SED - Solar Energy Devices

Watt: The electrical power available at any given moment.

Watt-hours: The quantity of electrical power consumed over time.

Energy Storage- means any technology that is capable of absorbing electricity, storing the electricity for a period of time, and redelivering the electricity.

Battery Energy Storage System- (BESS) means electrochemical devices that charge, or collect, energy from the grid or a generation facility, store that energy, and then discharge that energy at a later time to provide electricity or other grid services.

Power capacity—the maximum instantaneous amount of electric power that can be generated on a continuous basis and is measured in units of watts (kilowatts [kW], megawatts [MW], or gigawatts [GW])

Energy capacity—the total amount of energy that can be stored in or discharged from the storage system and is measured in units of watthours (kilowatt-hours [kWh], megawatt hours [MWh], or gigawatt hours [GWh])

Utility scale - Have at least 1 MW of net generation capacity (either energy capacity or power capacity) designed to provide grid support services.

Small scale- Have less than 1 MW of net generation capacity that use SED or WED systems to charge a battery.

A. Zoning District Designations for utility scale energy storage and generation facilities which produce over 9.9Kwh:

1. Heavy Manufacturing – MH – Allowed by right
2. Light Manufacturing – LM and Heavy Commercial – Allowed by Conditional Use

3. Ranch & Estate (R&E), Low-rise Multifamily (RM-1) High-rise Multifamily (RM-2)– Allowed by Special Use

B. Zoning District Designations for utility scale energy storage and generation facilities which produce under 9.9Kwh:

1. Ranch and Estate (R&E), Single Family Residential (RS-1), Two Family Residential (RS-2), Zero lot line, Townhouse and Twin home residential (RS-3) – Allowed by Conditional Use

C. Zoning District designations for small-scale generation and storage:

1. All zoning districts are allowed to utilize energy generation facilities which are designed to support and energize the facilities on site.
2. Height restrictions are set by the specific zoning district the facility is located in.

D. Additional Requirements:

1. A safety plan should be on file with the local Safety Services and Emergency Management authorities
2. An annual training and inspection for local safety authority or as needed determined by Fire Marshal
3. Setbacks from all property lines shall be 25'
4. Setback from FEMA flood plain should be 250' unless the site has a self-containment system capable of hold 20,000 gallons and a mitigation plan for proper clean-up disposal to prevent any runoff entering the flood plain or ground seepage.
5. Screen shall be provided on all the perimeters being opaque, can include fencing, evergreen foliage, or other approved screening by the Planning Director
6. All batteries integrated within the battery energy storage system shall be listed under UL 1973. The battery energy storage system shall be listed in accordance with UL 9540, either from the manufacturer or by field evaluation.
7. Energy generation and storage systems shall comply with the latest published version of the National Fire Protection Association (NFPA) 855, Standard for Installation of Stationary Energy Storage Systems, at the date of the submission of the application
8. Lighting shall be shielded and have limited trespass from the site at 200'

E. Decommissioning Plan

1. A decommissioning plan that is consistent with agreements reached between the applicant and other landowners of participating properties and that ensures the return of all participating properties to a useful condition, including removal of above-surface facilities and infrastructure that have no ongoing purpose, shall be provided by the applicant.

2. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash, to be determined by applicant. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the energy facility, after deducting salvage or recycling value, as calculated by a third party with expertise in decommissioning, hired by the applicant.

However, the financial assurance may be posted in increments as follows:

- i. At least 25% by the start of full commercial operation.
- ii. At least 50% by the start of the fifth year of commercial operation.
- iii. 100% by the start of the tenth year of commercial operation. (s)
Other information reasonably required by the commission.

Sec. 312. OS (Open Structure) Overlay Zone

- A. *Purpose.* The Zoning Ordinance of the City of San Angelo stipulates minimum open space required around the front and sides of most lots occupied by residences. Buildings are not generally allowed within such open space, so these required yards are sometimes referred to as minimum building setbacks. All roof-covered structures (including carports and porches) are considered buildings and are, therefore, generally subject to minimum building setback standards. Within an Open Structure (OS) Overlay Zone, however, open carports and porches shall be allowed to extend into minimum front and/or side yards which otherwise are required to be free of any buildings, subject to the conditions expressed herein this section.

For the purpose of this section, a **carport** shall be defined as a roof-covered structure accessory to a residence, substantially open on at least two of its sides, and which is designed or used for the storage of motor vehicles for the occupants of the residence to which it is accessory.

For the purpose of this section, a **porch** shall be defined as a roof-covered platform which is accessory to a residence, is usually attached to or part of and with direct access to such residence, and which is substantially open on at least two of its sides.

- B. *Applicability.* Allowances and conditions stipulated within this section concerning Open Structure (OS) Overlay Zones shall be applicable to any lot within the boundaries of such zones having been duly established by amendment to the official zoning map and which, furthermore, meets one of the following additional requirements:
1. is located within an RS-1 District;
 2. is located within an RS-2 District;
 3. is located within an MHS District;
 4. is located within an RM-1 District;
 5. is located within an RM-2 District; or
 6. is located within a Commercial or Manufacturing zoning district, occupied by one or more residential building(s).
- C. *Conditions Required for Carports and Porches Extending into Minimum Front and/or Side Yards Required on Lots in Open Structure (OS) Overlay Zones.*
1. Such carports and porches must be substantially open in character. To this end, a minimum of 7 feet from the finished floor (platform) level of any such carport or porch extending into minimum front and/or side yards shall be open and unencumbered by any structure, walls, screening, glasswork or ornamental components of any kind, except as follows:
 - a. necessary vertical supports which shall be no greater than 12 inches in width or diameter; and
 - b. if the carport or porch borders the wall of a building to which such carport or porch is attached, then any such side(s) of the carport or porch may be enclosed by said building wall.
 2. The leading edge or face of the roof covering any such carport or porch shall:
 - a. not be closer than 5 feet from the front lot boundary and, furthermore, shall be separated by at least 10 feet from the back of the street curb or, if a curb does not exist, from the edge of any street surface; and
 - b. not be closer than 2 feet from any side lot boundary and, furthermore, shall be separated by at least 5 feet from the back of the street curb or, of [if] a curb does not exist, from the edge of any street surface.

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3. Neither the roof nor any vertical support for the roof on such carport or porch shall encroach into public rights-of-way for a street or alley, into an easement specifically designated to be open or unencumbered, or onto an adjacent lot or tract of land under the control of another party.
 4. Not more than 30 percent of minimum front yard area otherwise required on the lot shall be covered by the roof on a carport or porch allowed by this section.
 5. Other architectural conditions required of carports or porches extending into minimum front and/or side yards (otherwise required by the Zoning Ordinance) shall include the following:
 - a. The roof covering on any such carport or porch shall be generally consistent with the materials, character and appearance of the roof covering the residence (including attached garage) to which that carport is accessory, unless such carport or porch is instead connected or adjacent to a detached accessory building, in which case the roof covering on that carport or porch shall be consistent with the materials, character and appearance of the roof covering that detached accessory building.
 - b. Except as otherwise stated below, the pitch or shape of the roofline on any such carport or porch shall be integrated and consistent with the character and appearance of the roofline on the residence (including attached garage) to which that carport or porch is accessory, unless such carport is instead connected or adjacent to a detached accessory building.
 - (1) If more than one roofline exists on such residence, then the pitch or shape of the roofline on the subject carport or porch shall be consistent with the character and appearance of the roofline on whatever portion of such residence is located closest to that carport or porch.
 - (2) Roofs covering carports or porches may be flat or otherwise vary from the pitch or shape of the roofline on the residence to which that carport is accessory, in the following circumstances:
 - (a) such carport or porch is connected or adjacent to a detached accessory building, or
 - (b) such carport or porch is located interior to the lot and is substantially away from street view.
 - c. For the purpose of enforcing the architectural conditions of this subsection, an applicant for permit to build a carport or porch potentially allowed (by this section) to extend into front or side yards required on a lot shall submit detailed construction drawings, exterior elevation drawings and specifications for the materials planned to be used in constructing the proposed carport or porch. The drawings must indicate how the proposed improvement will relate architecturally to the existing residence and/or accessory structure beside which the new carport or porch is proposed. Such drawings and specifications shall be submitted to the Building Official or his/her designee, in addition to whatever data is ordinarily required with an application for permit to build a carport or porch.

D. *Continuing Compliance*

1. For carports and porches allowed to extend into minimum front or side yards required on a lot, by the provisions of this section, it shall be a continuing obligation of the owner or occupant (of the residence to which such carport or porch is accessory) to comply with all above-stated conditions as well as with the following additional standard:
 - a. The area underneath any such carport or porch shall remain clear of any junk, household trash, yard trash, debris or any and all other objectionable unsightly matter.

(Section 309 added by sec. 2, Ordinance adopted 2-15-05; Ord. No. 2019-121, § 2, 9-17-19)

Editor's note(s)—Ord. No. 2019-121, § 2, adopted September 17, 2019, renumbered Secs. 309—317 as Secs. 312—320.