Planning Commission
10/21/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on October 21, 2024 at 9:00 AM at McNease Convention Center – Council Chambers, 501 Rio Concho Dr., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. 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.

III. 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 August 19, 2024.

B. **Meeting Minutes**: Consider approving the meeting minutes from September 16, 2024.

IV. 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. **CU24-13 2646 Colorado Ave (SMD#5)**: A request for a Conditional Use for a short-term rental located at 2646 Colorado Ave.
2. **CU24-14 2302 Guadalupe St (SMD#4)**: A request for a Conditional Use to allow a short-term rental located at 2302 Guadalupe St.
3. **CU24-26 1217 Woodruff St (SMD#4)**: A request for a Conditional Use for a short-term rental located at 1217 Woodruff St.
4. **CU24-27 254 Glenna Dr (SMD#2)**: A request for a Conditional Use for a short-term rental located at 254 Glenna Dr.

B. **Rezonings 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 "The Crosswinds" (SMD#4):** A request to

rezone to a Planned Development to allow a mixed use development with an underlying (RS-3) zoning and also allow Zero Lot Line, Twin Home and Townhome, Duplex, and Two-family Residential with modified setbacks.

2. **Z24-14 Block 53 of Lasker's Addition (SMD#4)**: A request for approval of a zone change from the Single-Family Residential (RS-1) Zoning District to Low-Rise Multifamily (RM-1) for properties located on Block 53 of Lasker's Addition.

3. **PD24-06 Village East (SMD#5)**: A request for approval of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual, as well as accessory uses for a retirement community.

C. **Subdivision Plats**

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

1. **FP24-19 Village East Retirement Community Section One (SMD#5)**: A request to final plat 56 lots and 4 tracts over 6.114 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way.

2. **FP24-20 Village East Retirement Community Section Two (SMD#5)**: A request to final plat 19 lots and 4 tracts over 2.385 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way.

3. **FP24-21 Village East Retirement Community Section Three (SMD#5)**: A request to final plat 32 lots and 2 tracts over 4.190 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way.

4. **FP24-16 Las Lomas Ranchettes Section Twelve, Lots 8 & 9 (SMD#1)**: A request to Final Plat Las Lomas Ranchettes, Section 12 Lots 8 & 9 being 1.0 acre each located at 8350 & 8360 Country Club Rd and a variance request for paving width on Country Club Rd.

5. **FP24-17 Las Lomas Ranchettes Section Thirteen, Lot Nine (SMD#1)**: A request to final plat one lot measuring 1.50 acres and located at 149 Las Lomas Drive in Ranch & Estate (R&E) zoning, a request for approval of a variance for the minimum required paving width on Las Lomas Drive, and a request for approval of a variance to not construct a new minor arterial road.

6. **FP24-18 Trinity Park Section Two (SMD#1)**: A request to Final Plat of Trinity Park Section Two being 19.997 acres located at 518 & 528 Country Club Rd. and a variance request for paving width and curb and gutter on Country Club Road.

7. **RP24-23 Lasker's Addition Block 34 (SMD#4)**: A request to Replat in Block 34 of Lasker's Addition being .483 total acres located at 1920 N Martin Luther King and 223 W 20th St.

1 Sidewalk waiver appeal

V. Planning Director's Report

VI. Follow Up and Administrative Issues

A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, November 18, 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 17th day of October 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.

MEMO

Meeting: October 21, 2024

To: Planning Commission

From: Austin Reed
Planner, City of San Angelo

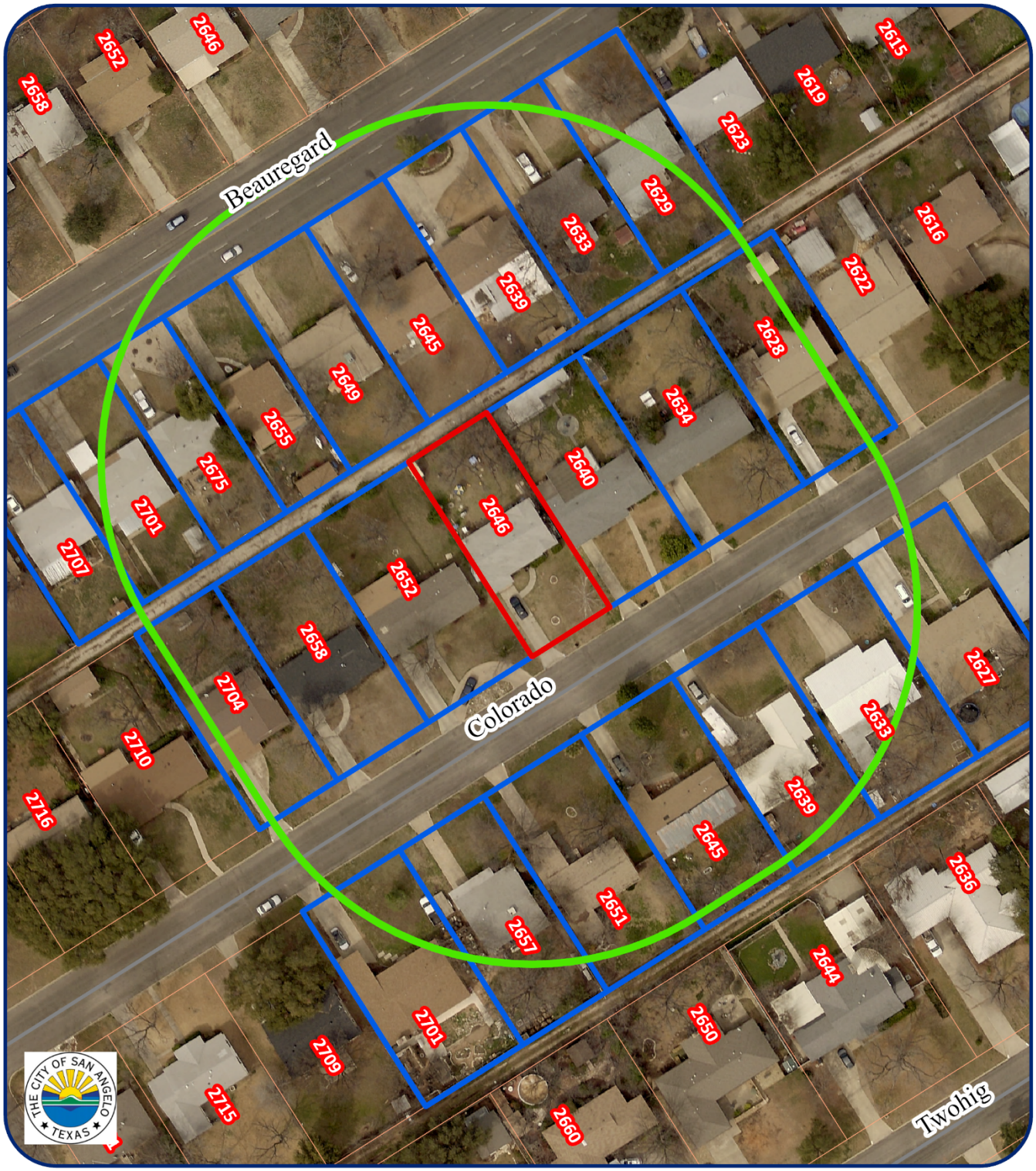
Request: Approval of a Conditional Use for a short-term rental in RS-1 zoning, District 5.

Background:
CU24-13 - A request for a Conditional Use for a short-term rental located at 2646 Colorado Ave. This property applied for a Conditional Use in April under the old ordinance, but its application was put on hold while it resolved an unpermitted structure in the back yard and completed its inspections. This has been resolved.

Notification:
23 Notifications sent. Received 2 opposed and 0 in favor.

Planning Commission Requested Action:
Staff recommend **APPROVAL** of a request for a Conditional Use for a short-term rental located at 2646 Colorado Ave, subject to **one (1) condition of approval**:

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



200' Notification Map
CU24-13 2646 Colorado Ave
Council District: #5 Karen Hesse Smith
Neighborhood: Santa Rita
Scale: 0 0 0.01 0.02 0.02 0.03 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

MEMO

Meeting: October 21, 2024

To: Planning Commission

From: Austin Reed
Planner, City of San Angelo

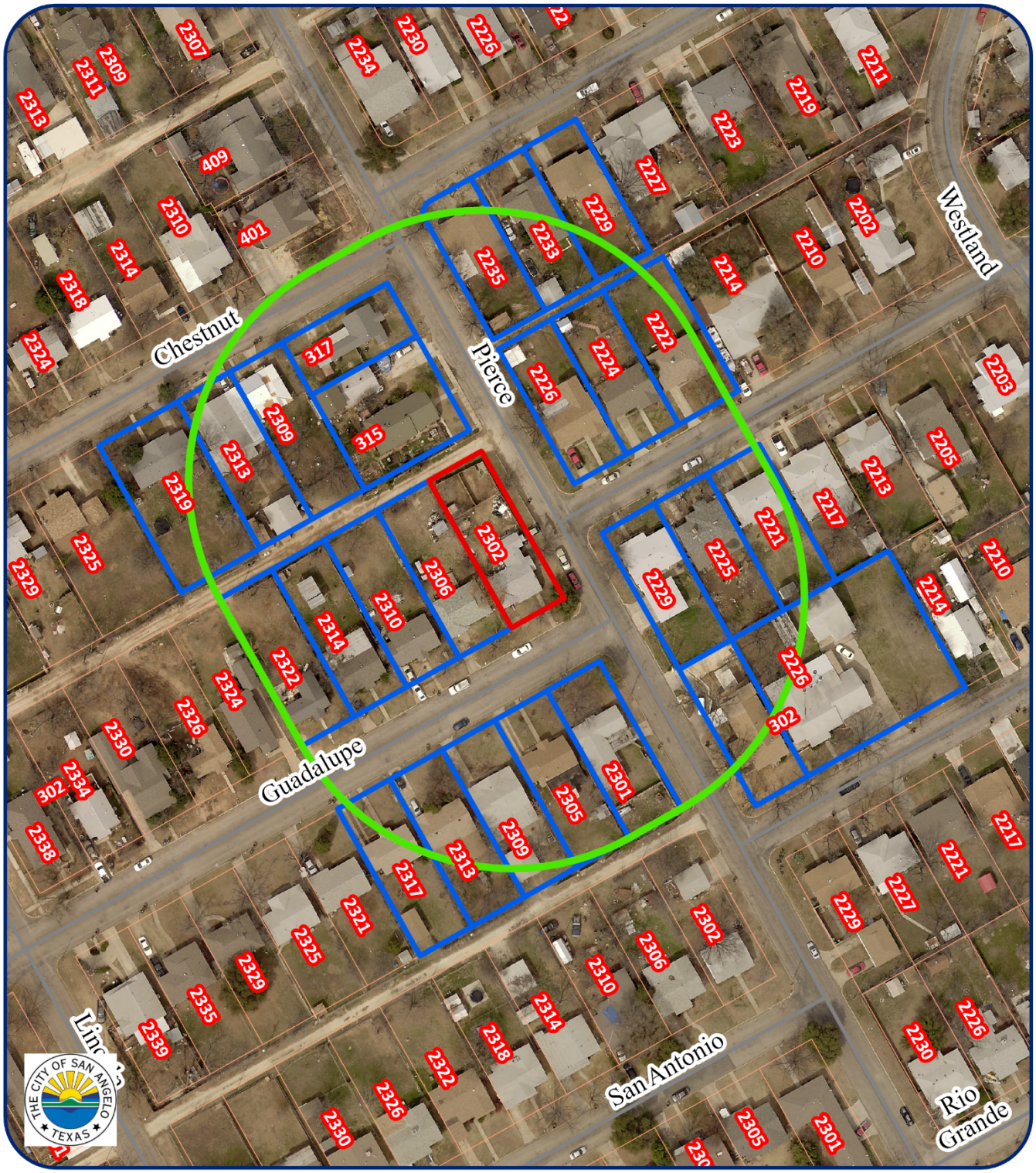
Request: Approval of a Conditional Use for a short-term rental in RS-1 zoning, District #4.

Background:
CU24-14 - A request for a Conditional Use for a short-term rental located at 2302 Guadalupe St. This property applied for a Conditional Use in April under the old ordinance, but its application was put on hold while it obtained permits for some work that was done to the home and installed its required parking spaces. At the time of writing, this property has not yet completed its final inspections.

Notification:
26 Notifications sent. Received 0 opposed and 0 in favor.

Planning Commission Requested Action:
Staff recommend **APPROVAL** of a request for a Conditional Use for a short-term rental located at 2302 Guadalupe St., subject to **two (2) condition of approval**:

- Follow the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.
- Schedule for and receive final approval of a short-term rental inspection through the Building Permits department within 60 days of the approval of this Conditional Use.



200' Notification Map
CU24-14 2302 Guadalupe
Council District: #4 Lucy Gonzales
Neighborhood: Central
Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

MEMO

Meeting Date: October 21, 2024

To: Planning Commission

From: Kim Garmany
Planning & Dev Services Administrator, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 4, RS-1 zoning area.

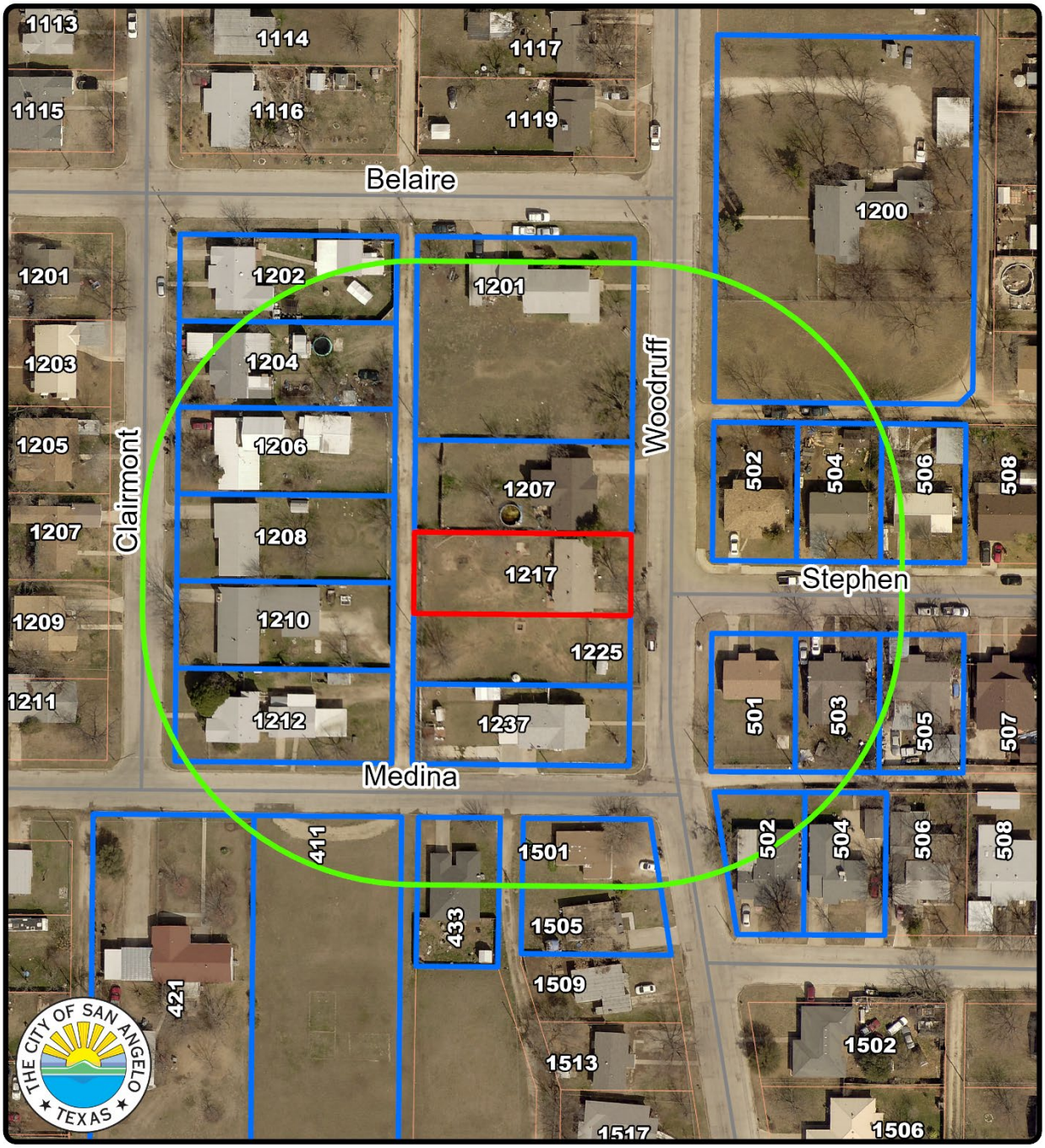
Background: CU24-26 - A request for a Conditional Use for a short-term rental located at 1217 Woodruff St. This property is in the Belaire neighborhood, not far from Goodfellow Air Force Base and in an area with not many other short-term rentals. A safety inspection was completed and passed on 9/3/24.

Notification: 25 Notifications sent. Received 1 in opposition and 2 in favor. The reason given for opposition was "children and school traffic from Belaire."

Planning Commission Requested Action:
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 1217 Woodruff St with the following condition**:**

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

Front of house



200' Notification Map
CU24-26: 1217 Woodruff St.
Council District: #4 Lucy Gonzales
Neighborhood: Belaire

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property:
200' Range:
Notified Properties:

N

MEMO

Meeting Date: October 21, 2024

To: Planning Commission

From: Rae Lineberry
Senior Planner, City of San Angelo

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

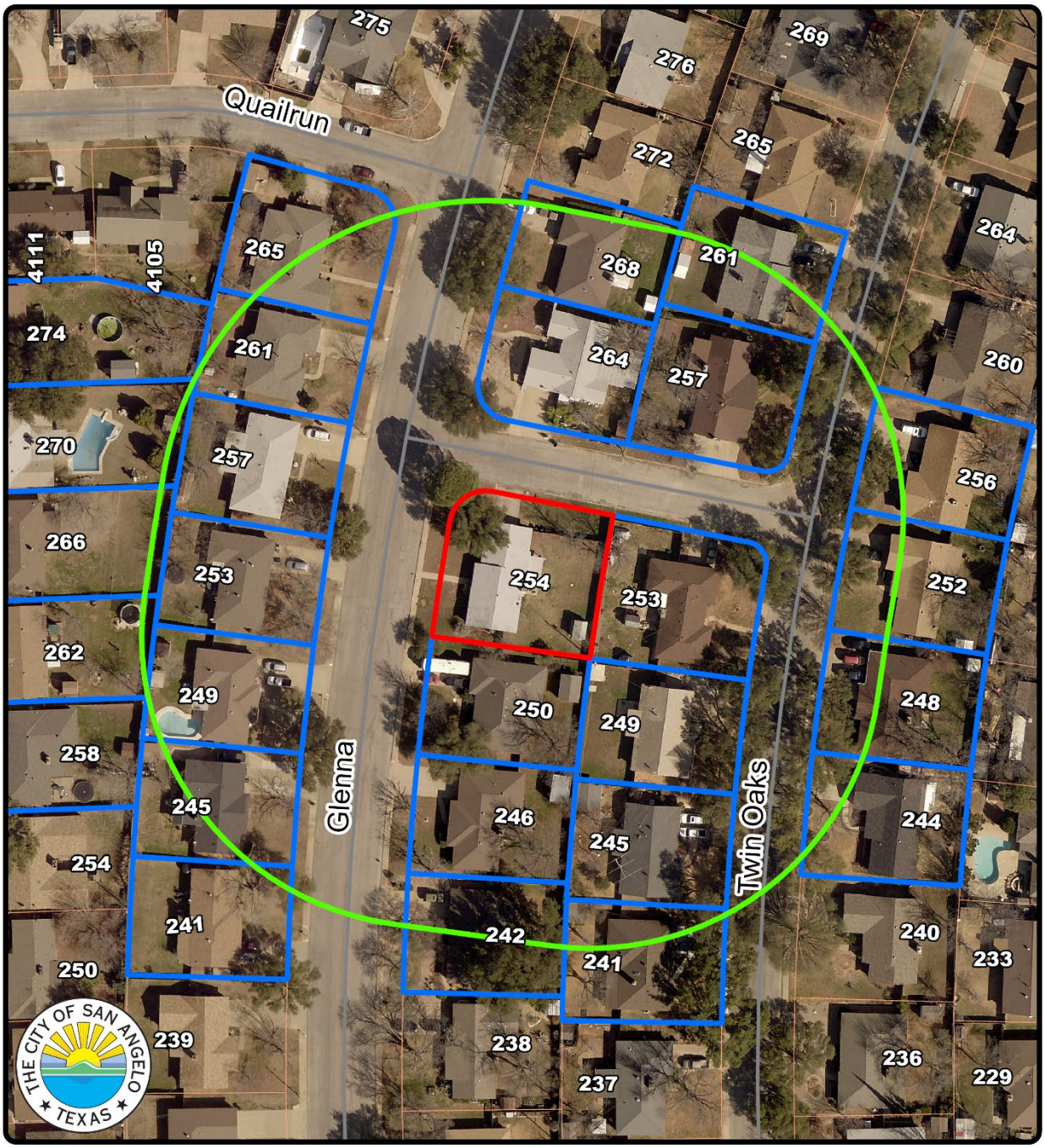
Background: CU24-27 - A request for a Conditional Use for a short-term rental located at 254 Glenna Dr. This property is in the Bluffs neighborhood, not far from Sherwood Way and in an area with not many other short-term rentals. A safety inspection was completed and passed on 9/23/24.

Notification: 28 Notifications sent. Received 1 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 254 Glenna Dr with the following condition**:**

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

Front of house



200' Notification Map
CU24-27: 254 Glenna Dr.
Council District: #2 Tom Thompson
Neighborhood: Bluffs

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range:
Subject Property:
Notified Properties:

N

STAFF REPORT – PD24-05

Planning Commission: October 21, 2024
City Council 1st reading: November 19, 2024
City Council 2nd reading: December 3, 2024

APPLICATION TYPE:	CASES:
Rezoning	PD24-05 The Crossing

SYNOPSIS:

The applicant originally had submitted a Rezoning application in 2022. It was discovered the request and presentation were made but the adopting ordinance errors. The City has brought forward the proper requests to rezone a 21+acre piece of property from General Commercial to Planned Development (PD) to encompass, Single family, Two family, Zero Lot Line, Twin home and Townhome, Zoning District with an underlying RS-3(Zero lot line, townhouse and twin home) Zoning District with 20 foot front yard setback, 15 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. The floor area ratio will be .70 for this development. 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 and Montague	Abst: A-1854 S-0326, SURVEY: G. SCHUBITZ, 1.5 acres: Blk. 1 Subd. MARYLOU ADDITION, Southwest part of Lot 2, being 21.367 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	Current Z22-27 with errors	Neighborhood	21.367 acres

NOTIFICATIONS:

18 notifications for PD24-05 were mailed within a 200-foot radius on October 5th, 2024.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of a rezoning from the Z22-27 to the Planned Development (PD24-05) to encompass underlying RS-3 Zero Lot Line, Twin home and Townhome and allowing Two-family, and single family with 20-foot front yard setback and 15' rear yard setbacks as minimums 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. As, well as a .70 Floor area ratio for the development.

PROPERTY OWNER/PETITIONER:

Applicants:
Mission Land Company, LLC

STAFF CONTACT:

Aaron Vannoy
Director Planning and Development Services
(325) 657-4210, Extension 1542
Aaron.vannoy@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 Planned Development is consistent with the policies stated in the Comprehensive Plan and 2019 Housing Study. 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 from the Houston Harte Freeway.

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 previously but has not developed in that manner. 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 residential 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.

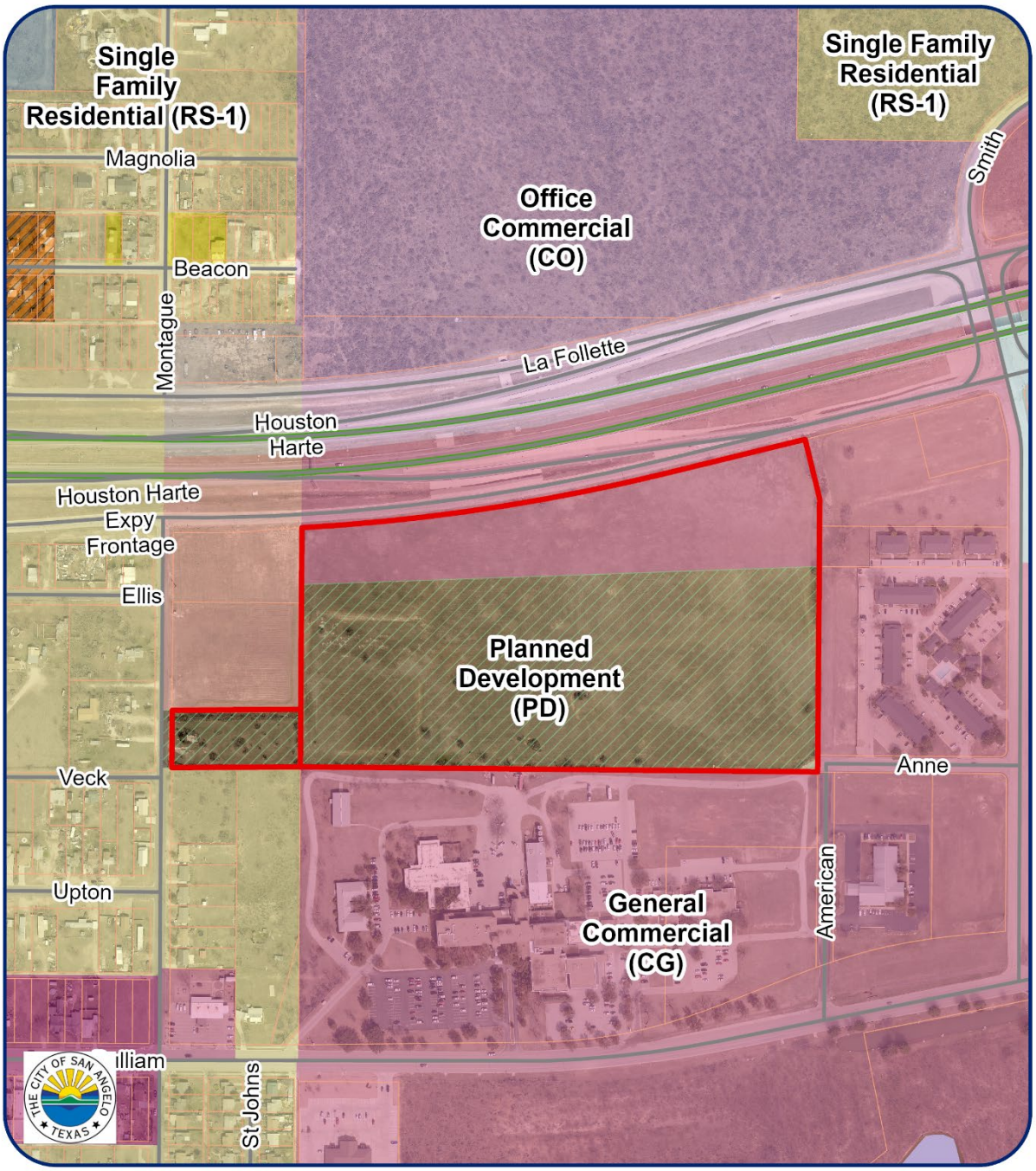
Recommendation:
Staff recommends **APPROVAL** of PD24-05 rezoning on the 21.367 acres with an underlying RS-3 Zero Lot Line, Twin home and Townhome and allowing Two-family, and single family with 20-foot front yard setback and 15' rear yard setbacks as minimums and where corner lots exist only one front yard of 20 feet is required, with the second yard having a side yard setback of five feet. As well as a floor area ratio of .70 for the development.

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:

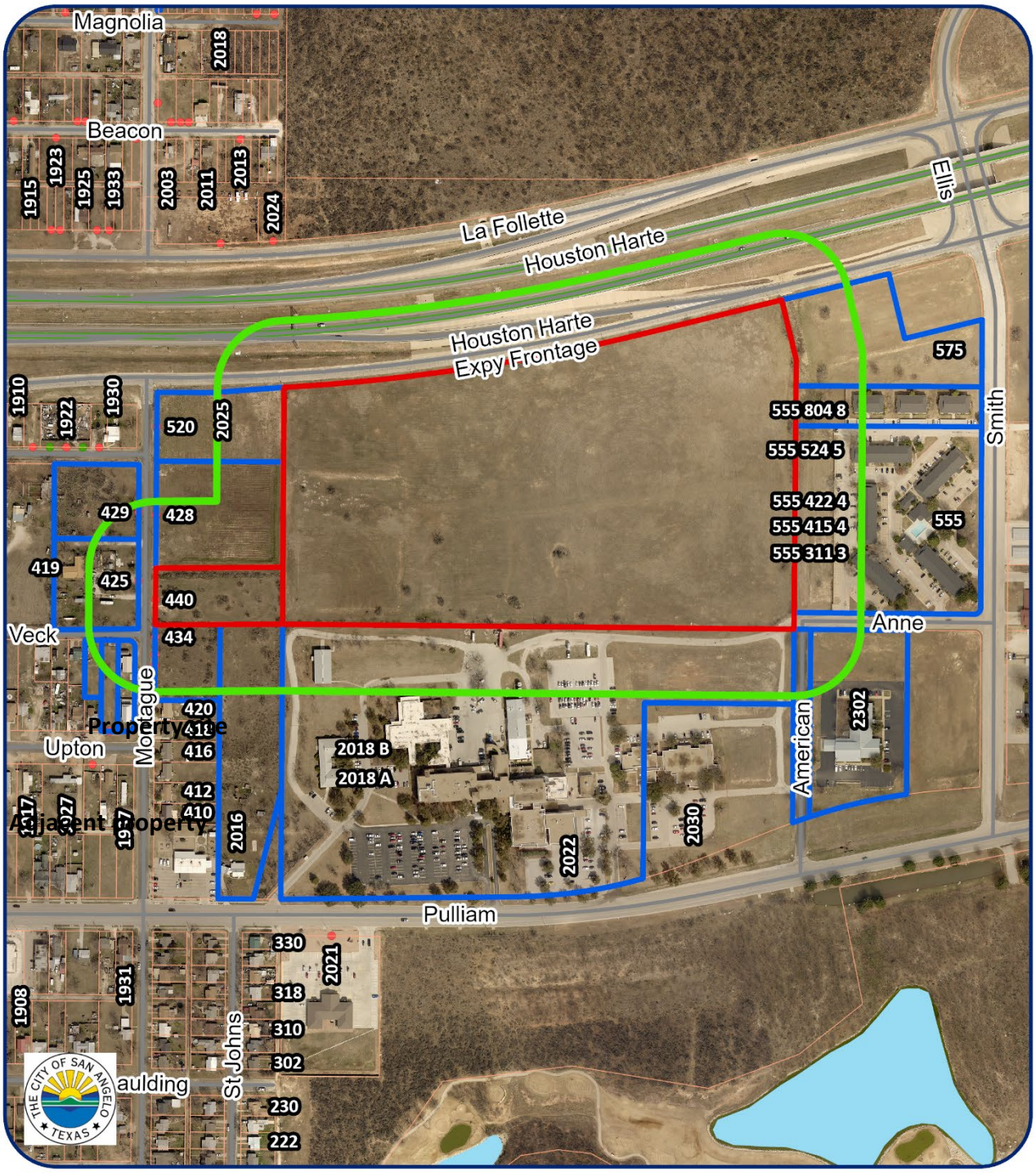
N



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

STAFF REPORT
PLANNING COMMISSION – October 21, 2024
City Council First Reading – November 5, 2024

APPLICATION TYPE:	CASE:
Zone Change	Z24-14: 36 W 24th Street

SYNOPSIS:

Applicant has requested a zone change from Single-Family Residential (RS-1) to Low-Rise Multifamily (RM-1). There are two existing structures on the applicant's property – a church which may be converted to housing, and a house which will also likely function as a residence. There are four lots to the east also included in the zoning. One of these contains a residence, the remaining three are vacant.

LOCATION:	LEGAL DESCRIPTION(S):
20-30 Block of w 24TH, near N Chadbourne	Acres: 0.423, Lot: 19 & 20 & W 30 FT OF LOT 18 CHURCH & P, Blk: 53, Subd: LASKER ADDITION Acres: 0.193, Blk: 53, Subd: LASKER ADDITION, W40 FT OF LOT 17 & E20 FT OF LOT 18 Acres: 0.193, Lot: 16 & E 10 FT OF LOT 17, Blk: 53, Subd: LASKER ADDITION Acres: 0.161, Lot: 15, Blk: 53, Subd: LASKER ADDITION Acres: 0.161, Lot: 14, Blk: 53, Subd: LASKER ADDITION

SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	RS-1	Neighborhood	.423 acres

THOROUGHFARE PLAN:

- West 24th Street – Local Road
- N Irving Street – Local Road

NOTIFICATIONS

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

STAFF RECOMMENDATION:

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

PROPERTY OWNER/PETITIONER:

Petitioner: Full Circle Properties, LLC
Owner: First Baptist Church of San Angelo, Texas

STAFF CONTACT:

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

Information:

There are two existing structures on the applicant property. There is an old church which the applicant intends to convert to a multifamily residence, and an old home belonging to the church which may also be sold as a residence. There are four properties to the east to be included in the zone change, which will connect the RM-1 to CG/CH as is commonly seen along the N Chadbourne corridor. Three of these properties are vacant, while a fourth is an existing residence.

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 future land uses envisioned for this property are "Neighborhood" and "Commercial", which both align with Low-Rise Multifamily zoning.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.***
   While some structures present are legally nonconforming in their building setbacks, a zone change towards Low-Rise Multifamily (RM-1) zoning would not worsen the nonconformity and therefore is not at conflict with the Zoning Ordinance.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.***
   This rezoning is compatible with the surrounding area. The subject property is in a strip of Single-Family Residential between commercial zones. It is near North Chadbourne Street and borders CG/CH zoning. As a result, RM-1 zoning at this location can help to provide a transition towards the commercial.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.***
   The applicant's intentions to convert the church into a multifamily residence requires a zone change towards RM-1 zoning.

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.

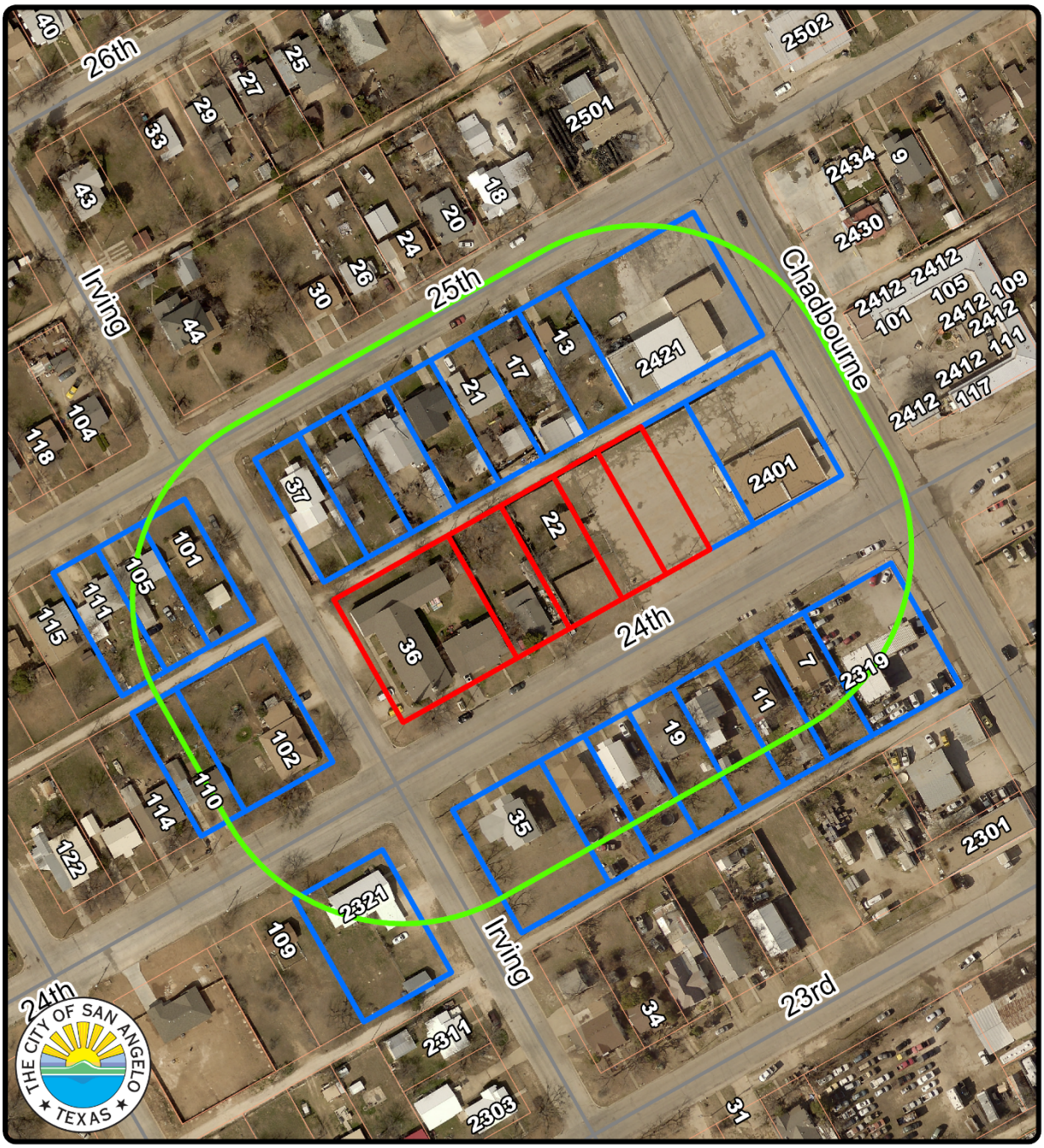
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.***
   Multifamily zoning in this area will help to provide diversity in housing, thereby addressing a community need.

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 with the current development patterns of the surrounding area and the Comprehensive Plan, as well. To the north a few blocks are similar examples of pockets of RM-1 which connect RS-1 to the CG/CH that runs along Chadbourne.

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

Attachments:
Notification Map
Aerial Map
Zoning Map
Aerial Map

Notification Map



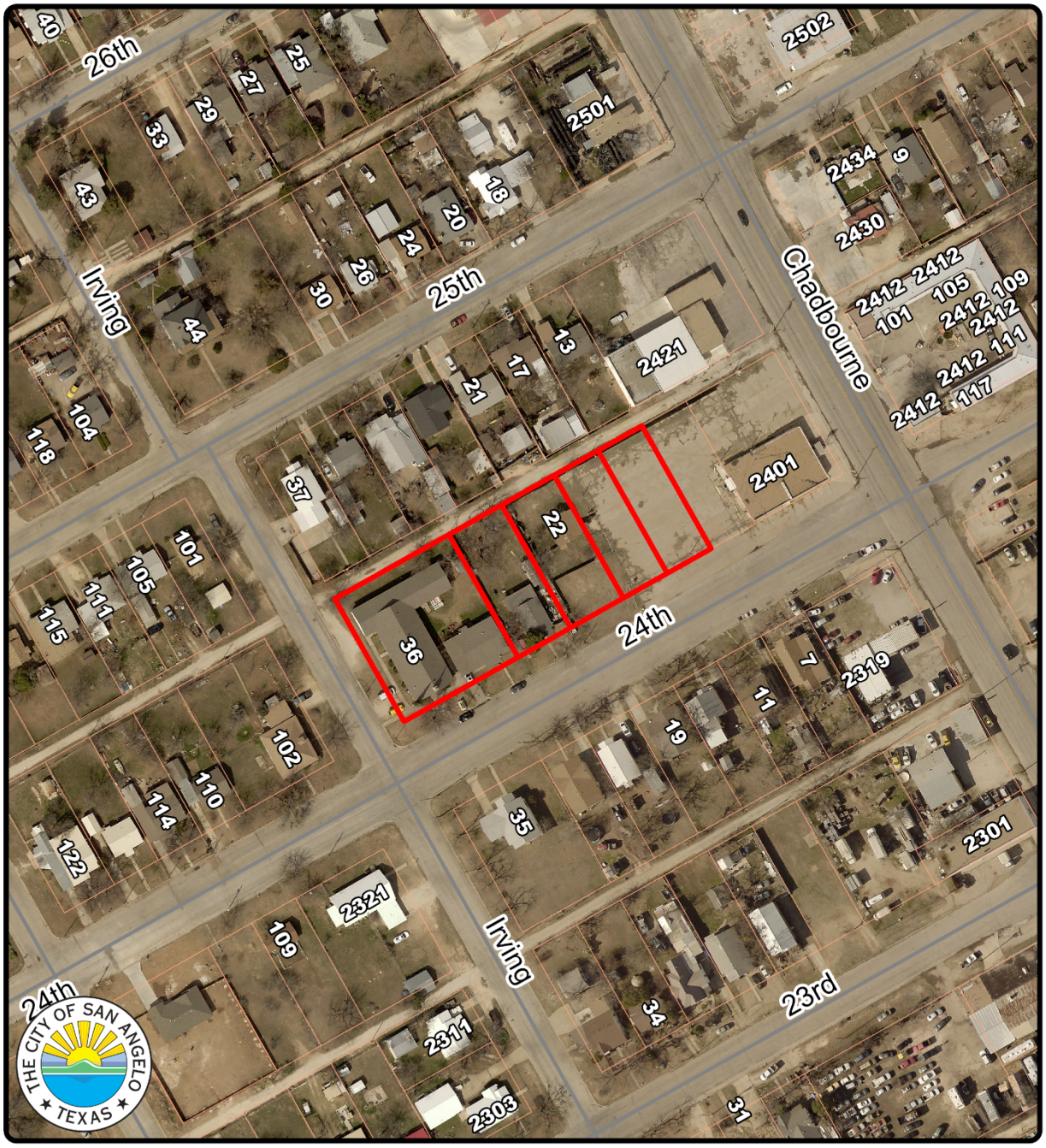
200' Notification Map
Z24-14: 36 W 24th St.
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N

Aerial Map



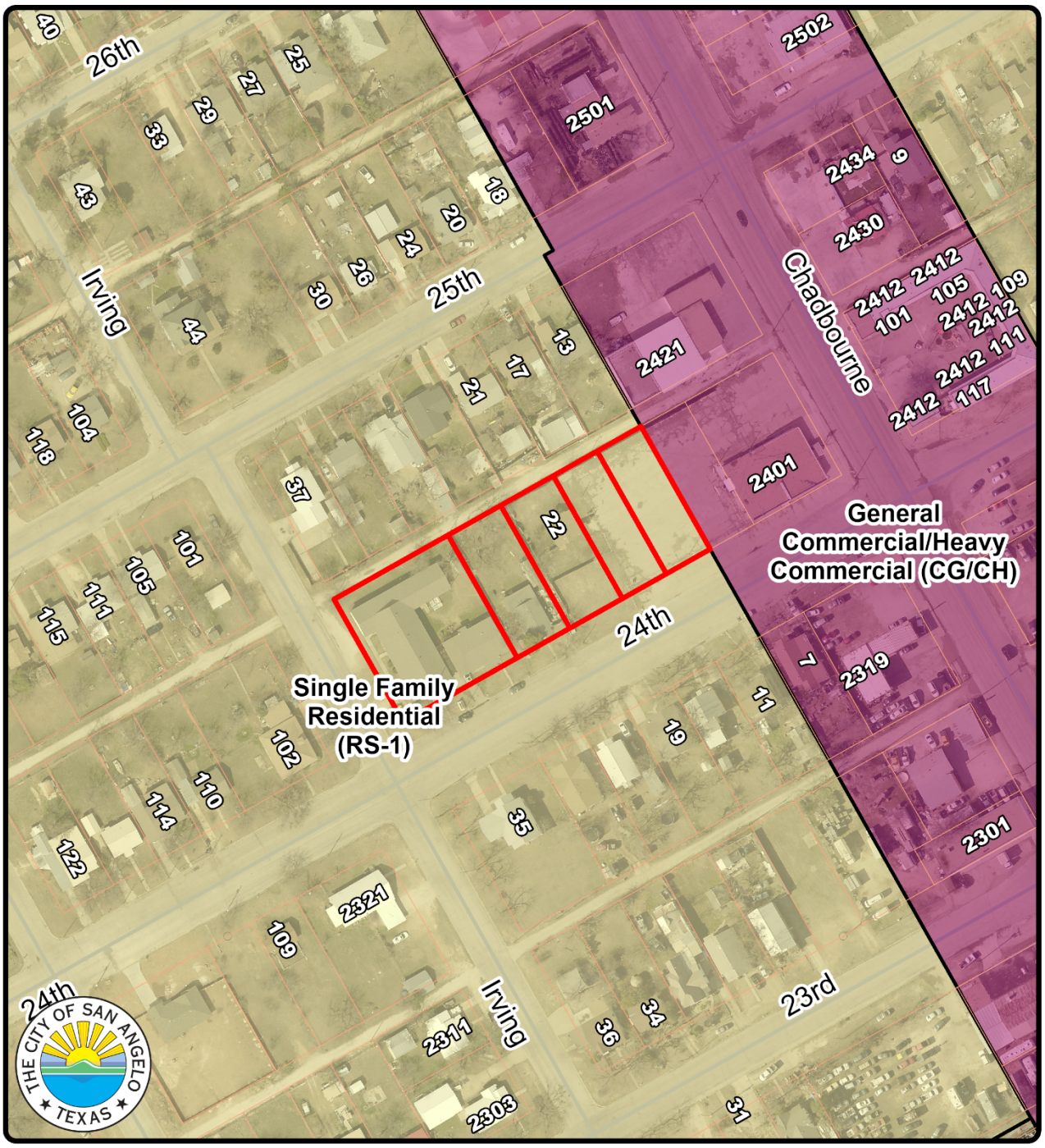
Aerial Map
Z24-14: 36 W 24th St.
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

N

Zoning Map



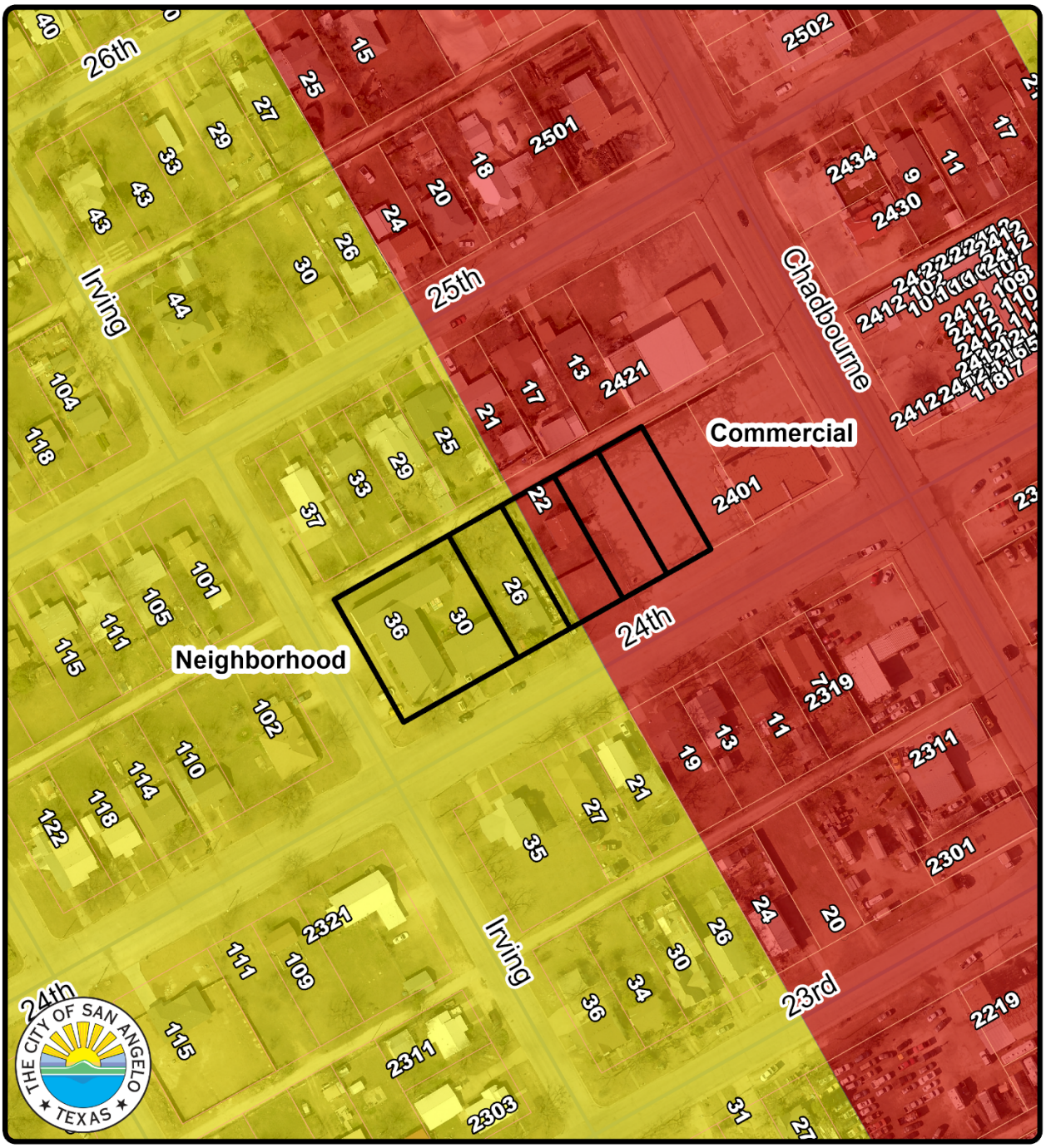
Zoning Map
Z24-14: 36 W 24th St.
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

N

Vision Plan



Vision Plan
Z24-14: 36 W 24th St.
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

N

STAFF REPORT - PD24-06

Planning Commission: October 21, 2024
City Council 1st reading: November 19, 2024

APPLICATION TYPE:	CASES:
Zoning/Planned Development	PD24-06: Village East

SYNOPSIS:

A request for approval of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual, as well as accessory uses for a retirement community.

LOCATION:	LEGAL DESCRIPTION:
Three properties located around the intersections of Sul Ross St., Jack Bates Dr., and W Loop 306.	Acres: 6.114, Tract 2A, Block 2, Section 3 Replat Southwest Plaza Addn. Acres: 4.190, Tract 11-B, Block 1, Section 3 Second Replat Southwest Plaza Addn. Acres: 2.385, Tract 4A, Block 3, Section 3 Second Replat in Blk 3 Southwest Plaza Addn.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 – Karen Hesse Smith Neighborhood – Vista del Arroyo	Existing: CG/CH, PD00-03, PD08-03 Proposed: PD24-06	Commercial	23 acres

NOTIFICATIONS:

10 notifications were mailed within a 200-foot radius on October 4, 2024. No opposition has been received, and around 5 residents of the subject property have expressed that they are in favor.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual and accessory uses for a retirement community.

PROPERTY OWNER/PETITIONER:

Applicant:
Village East Retirement Community

STAFF CONTACT:

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

Additional Information: This Planned Development district will span the Village East Retirement Community's three residential properties along both sides of Sul Ross. Two of these three properties are under older Planned Development districts which allowed a retirement community under specific provisions. The reason these properties are now seeking a Zone Change is that they wish to replat all the homes into individual lots for tax purposes, which requires a new Planned Development District with new standards. These standards include smaller setbacks and lot sizes, higher floor-area ratios, increased density, and allows for uses accessory to a retirement community. These standards can be found in detail later in this report under "Exhibit A". The plats subdividing these properties will follow the zoning.

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 Vision Plan for this area is "Commercial", which is compatible with a retirement community and the proposed Planned Development district.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The proposed district is sought so that the property can more comfortably comply with the Zoning Ordinance. Many of the proposed district's standards are similar to what can already be found in other districts like RS-3 (zero-lot-line and townhome 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.*** The subject properties are surrounded by other apartments or commercial properties and the retirement community blends relatively well into this area. These properties have already operated in the same fashion for many years.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** The applicant is seeking to subdivide each home individually. This cannot be done without an appropriate zoning designation. However, this does not prevent the property from continuing to operate as a retirement community.

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 does not appear to be any adverse effect on the surrounding environment.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** There has been a demonstrated community need for senior housing and the property is currently being used for this purpose.

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 subject properties have long-since contributed to the pattern of development in the area and will continue to fit into this pattern as its zoning is codified.

Exhibit "A": Applicable Regulations

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.

2. Residential uses being part of a retirement community shall be allowed as part of this zoning.

3. Offices and maintenance/storage buildings specifically serving the other properties within the district shall be allowed as part of this zoning.

4. The following development standards shall apply:

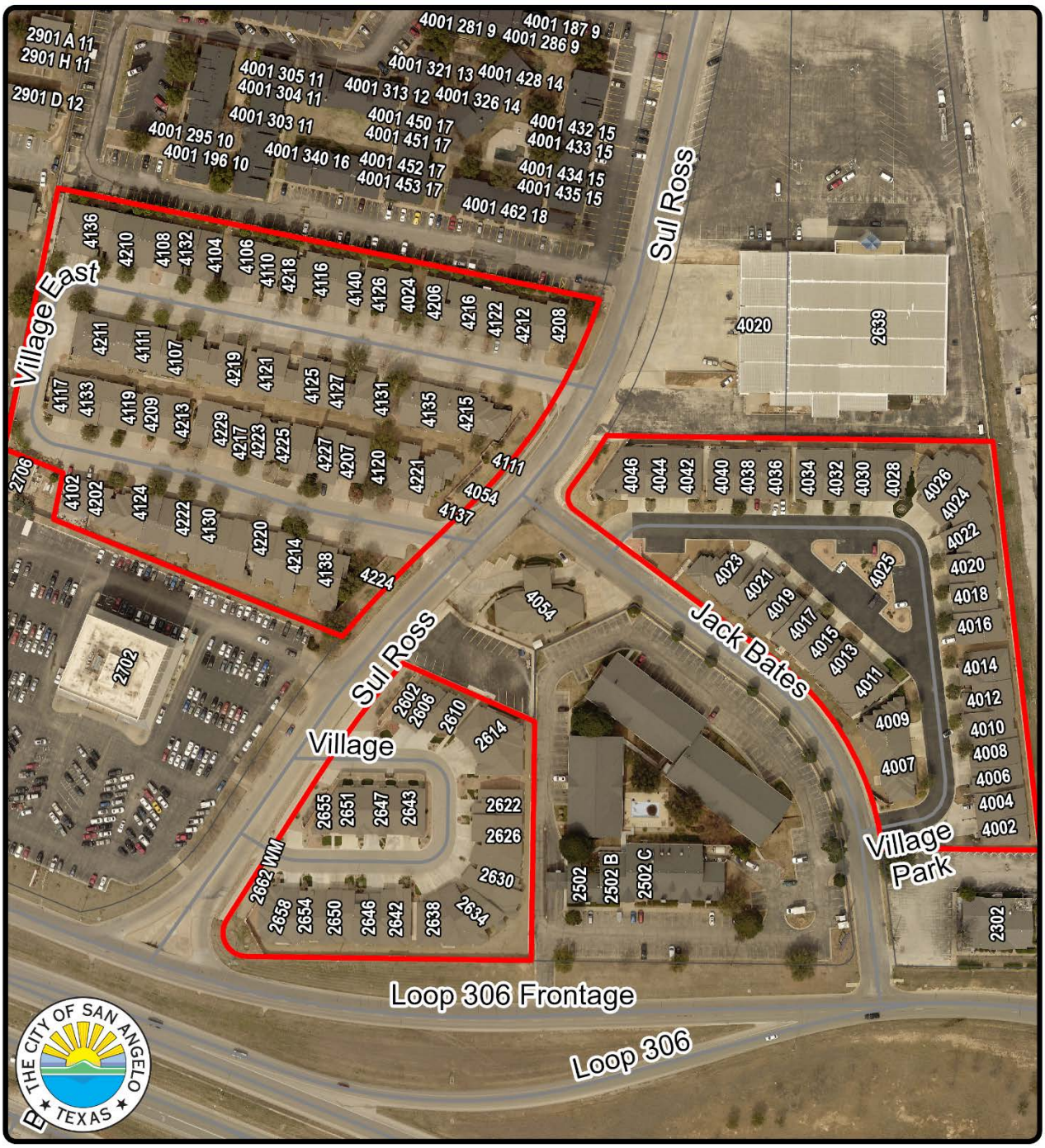
Development Standard	**PD**
Minimum Lot Area (sq. ft.)	
Single-Family Unit	3,800
Two-Family Unit	5,000
Zero Lot Line or Twinhome Unit	2,500
Townhouse Unit	1,875
Minimum Lot Dimensions (feet in width x feet in depth)	
Single-Family Unit	40x75
Two-Family Unit	50x80
Zero Lot Line or Twinhome Unit	27x80
Townhouse Unit	25x75
Minimum Front Yard (feet)	15
Minimum Side Yard (feet)	
One side yard (minimum)	[3]
The other side yard (minimum)	[3]
Minimum Rear Yard (feet)	10
Maximum Floor Area Ratio	.70
Maximum Height	
In feet	35
In stories	2-½
Maximum Density (units/gross acre)	15

[3] Side yard standards are governed by the Zoning Ordinance's Section 501.A.[3], 501.C, and 501.D.

Recommendation:
Staff recommend **APPROVAL** of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual and accessory uses for a retirement community.

Attachments:
Aerial Map 1
Aerial Map 2
Notification Map
Zoning Map
Vision Plan
Plats/Concept Plans
Site photos

Aerial Map 1



Aerial Map
PD24-06: Village East
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property:

N

Aerial Map 2

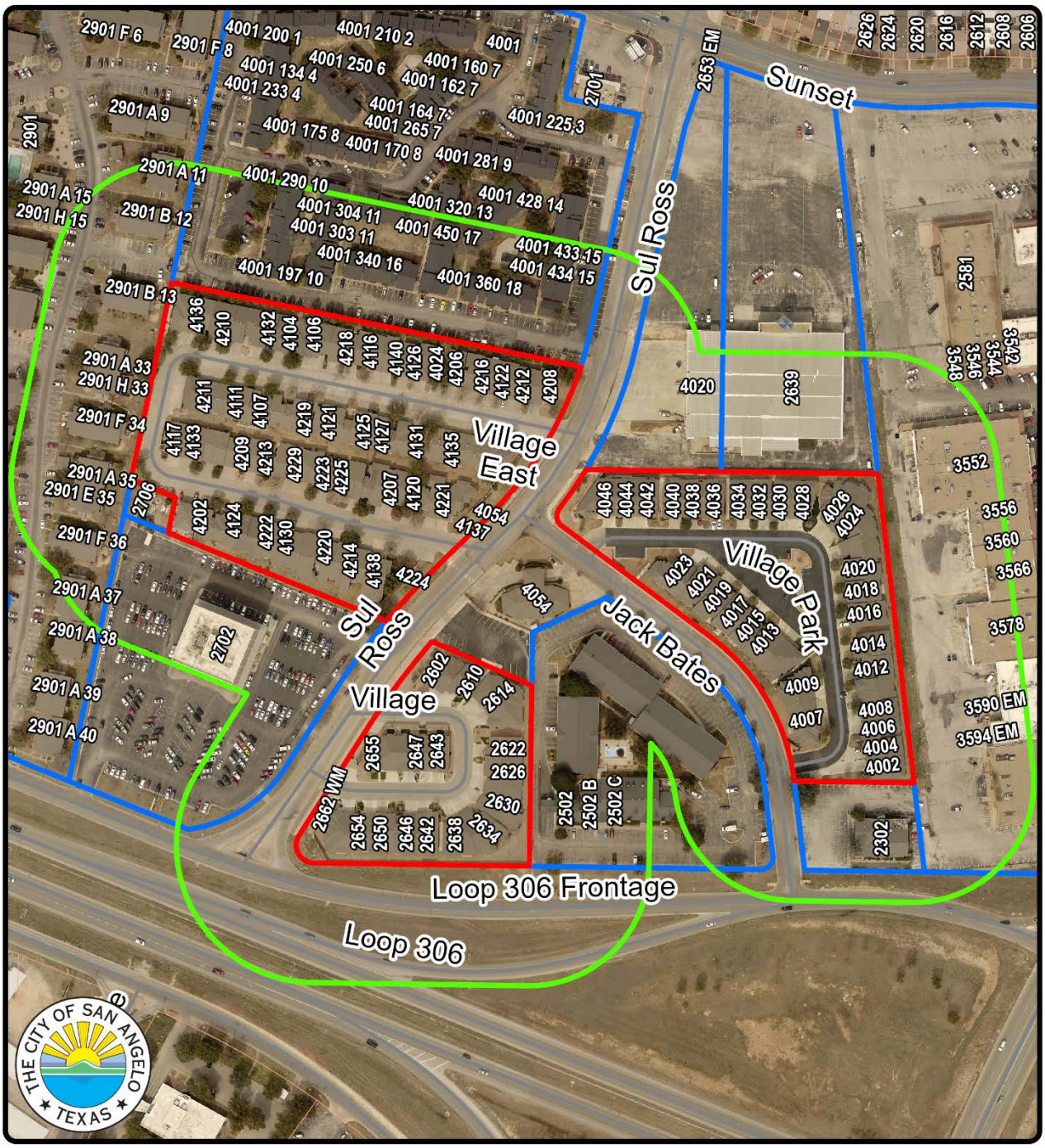
Aerial Map
PD24-06: Village East
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Subject Property:

N

Notification Map



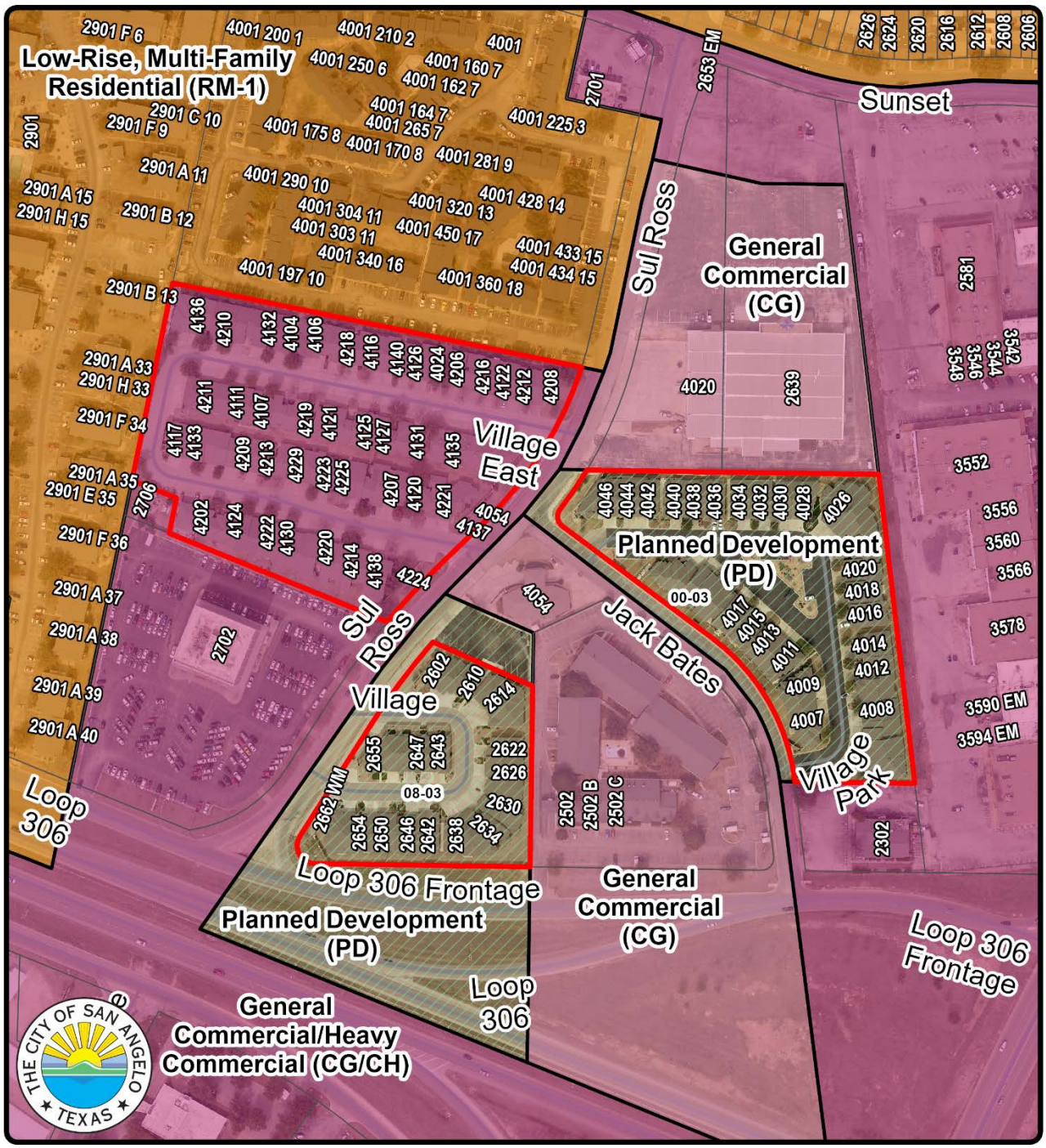
200' Notification Map
PD24-06: Village East
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

200' Range:
Subject Property:
Notified Properties:

N

Zoning Map



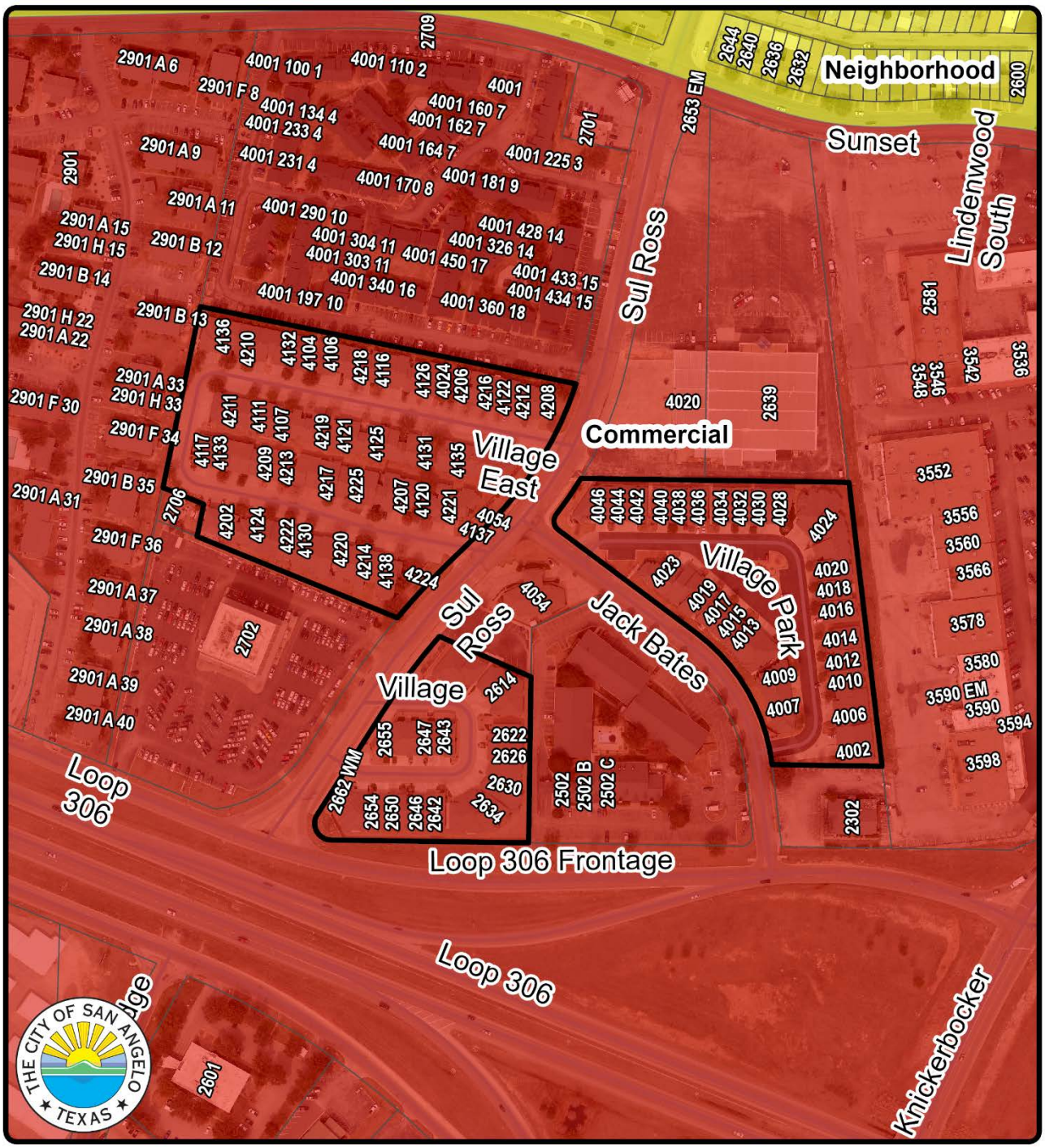
Zoning Map
PD24-06: Village East
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Property:

N

Vision Plan



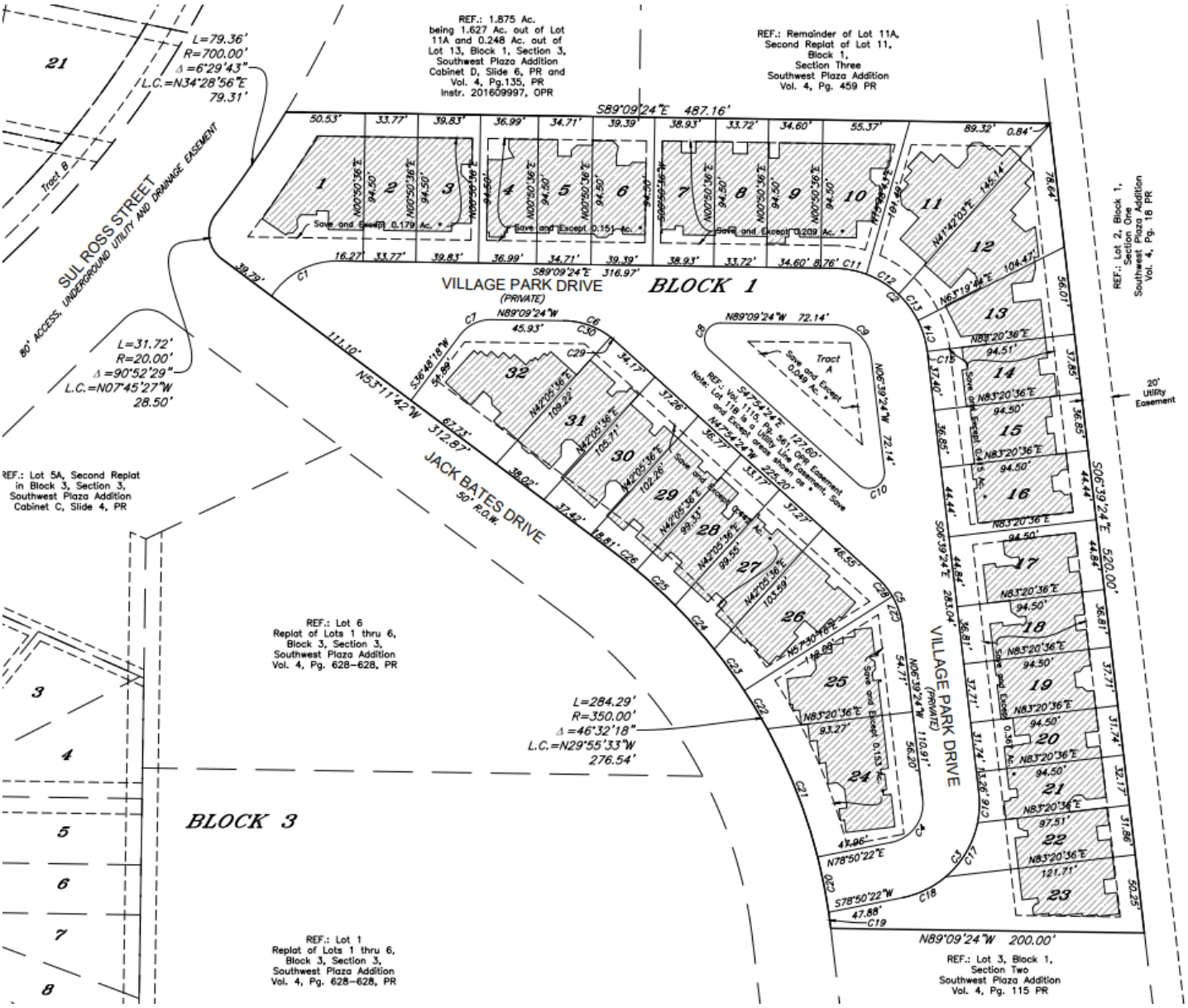
Vision Plan
PD24-06: Village East
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

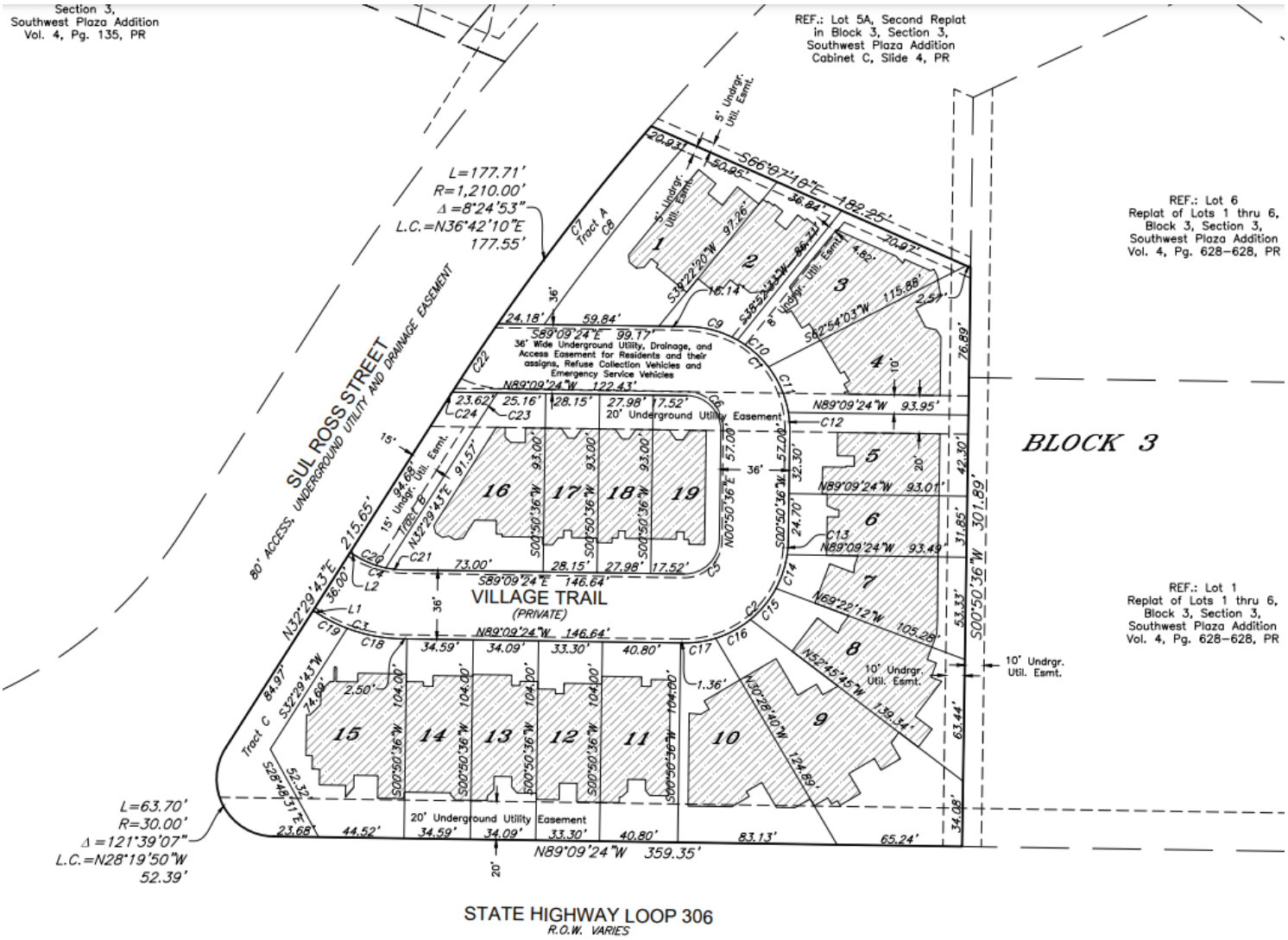
Subject Property:

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

N

Plats/Concept Plans


REF.: 1.875 Ac. being 1.627 Ac. out of Lot 11A and 0.248 Ac. out of Lot 13, Block 1, Section 3, Southwest Plaza Addition Cabinet D, Slide 6, PR and Vol. 4, Pg.135, PR Instr. 201609997, OPR
REF.: Remainder of Lot 11A, Second Replat of Lot 11, Block 1, Section Three Southwest Plaza Addition Vol. 4, Pg. 459 PR
S89°09'24"E 487.16'
SUL ROSS STREET
80' ACCESS, UNDERGROUND UTILITY AND DRAINAGE EASEMENT
VILLAGE PARK DRIVE
(PRIVATE)
BLOCK 1
JACK BATES DRIVE
50' R.O.W.
VILLAGE PARK DRIVE
(PRIVATE)
BLOCK 3
REF.: Lot 5A, Second Replat in Block 3, Section 3, Southwest Plaza Addition Cabinet C, Slide 4, PR
REF.: Lot 6 Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628-628, PR
REF.: Lot 1 Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628-628, PR
REF.: Lot 2, Block 1, Section One Southwest Plaza Addition Vol. 4, Pg. 16 PR
REF.: Lot 3, Block 1, Section Two Southwest Plaza Addition Vol. 4, Pg. 115 PR
20' Utility Easement
N89°09'24"W 200.00'
S06°39'24"E 520.00'
N5°11'42"W 312.87'
L=79.36'
R=700.00'
Δ=6°29'43"
L.C.=N34°28'56"E
79.31'
L=31.72'
R=20.00'
Δ=90°52'29"
L.C.=N07°45'27"W
28.50'
L=284.29'
R=350.00'
Δ=46°32'18"
L.C.=N29°55'33"W
276.54'


Section 3, Southwest Plaza Addition Vol. 4, Pg. 135, PR
REF.: Lot 5A, Second Replat in Block 3, Section 3, Southwest Plaza Addition Cabinet C, Slide 4, PR
REF.: Lot 6 Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628–628, PR
REF.: Lot 1 Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628–628, PR
BLOCK 3
SUL ROSS STREET
80' ACCESS, UNDERGROUND UTILITY AND DRAINAGE EASEMENT
VILLAGE TRAIL
(PRIVATE)
36' Wide Underground Utility, Drainage, and Access Easement for Residents and their assigns, Refuse Collection Vehicles and Emergency Service Vehicles
20' Underground Utility Easement
10' Undrgr. Util. Esmt.
L=177.71'
R=1,210.00'
Δ=8°24'53"
L.C.=N36°42'10"E
177.55'
L=63.70'
R=30.00'
Δ=121°39'07"
L.C.=N28°19'50"W
52.39'
STATE HIGHWAY LOOP 306
R.O.W. VARIES

Site Photos

2055

VILLAGE TRAIL

PLANNING COMMISSION – October 21, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP24-19: Village East Retirement Community Section One

SYNOPSIS:

A request to final plat 56 lots and 4 tracts over 6.114 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way. The current zoning of the land is General/Heavy Commercial (CG/CH), although there is a zone change (PD24-06) requested to run with the plats.

LOCATION:	LEGAL DESCRIPTION:
Generally located west of the intersection of Jack Bates Drive and Sul Ross Street.	Acres: 6.114, Tract 2A, Block 2, Section 3 Replat Southwest Plaza Addn.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Vista del Arroyo	Current - General/Heavy Commercial (CG/CH) Requested - PD24-06	Commercial	6.114 acres

THOROUGHFARE PLAN:

Sul Ross Street – Minor Collector
- Paving width of ~48 feet, 36 required. Meets standard.
- R-O-W width of 80 feet, 50 required. Meets standard.

Village East Cir. – Private Road.
- Paving width of ~33 feet, no R-O-W and no standards.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the request to final plat 56 lots and 4 tracts for Village East Retirement Community Section One and **APPROVAL** of the variance to not have direct and abutting access to public right-of-way.

PROPERTY OWNER/PETITIONER:

Owner: Village East Retirement Community, Inc.
Petitioner: SKG Engineering, LLC

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat seeks to convert one of Village East's three properties into 56 individual residential lots and 4 utility tracts. All lots are occupied by existing townhome structures connected in groups of 2-8. While the proposed plat would not conform with the current zoning standards for General/Heavy Commercial, the applicant is seeking a Zone Change to a Planned Development District which would allow the lots and structures to conform. Approval of this plat is contingent upon the PD.

Additional Information:

The applicant has requested two variances for this plat. The first variance was to not require direct and abutting access for the internal lots which now only front on Village East Circle, a private road. As the City does not intend to accept Village East Cir. as a public street, staff are supportive of this variance.

The applicant has also requested a variance for no additional water mains or service laterals. As it stands, not every residence has its own utility meters. However, every lot must be metered and serviced individually as per the City of San Angelo's standards and by the authority delegated to City officials. This requirement is not variable and may not be considered. This requirement may be necessary to protect future landowners should common ownership be dissolved. Please see the following provisions:

1. Code of Ordinances, Ch. 11, Sec. 11.02.039 – Meters: (a) The positions of meters and the numbers thereof per establishment or structure shall be as determined by the city manager or his designee, and unless the customer conforms thereto the city shall not be required to furnish water.

2. San Angelo Design Standards for Water & Sewer, Sec. 1.6(D): No portion of a service line shall be allowed to cross property boundaries into adjacent private property without coverage by a dedicated public utility or private easement agreement.

3. LDSO, Ch. 11, Sec. I(A): Plat Approval. As a prerequisite for approval of a plat of a new subdivision or replat of an existing subdivision by the City, the developer shall be required to install water transmission and distribution mains and service laterals within and/or adjacent to such new subdivisions as specified and required by the City Water Utility System.

    a. Water Service Required. A public water supply from the City of San Angelo and a distribution system shall be installed, meeting all the criteria or this Chapter and the City of San Angelo Construction Design Standards, whichever are more stringent.

4. LDSO, Ch. 11, Sec. I(B)(2): *Service Connections.* Service connections shall be provided for each lot or parcel of land requiring service. This requirement may be deferred to a later stage of the development process at the discretion of the Director of Public Works or designee as provided at Section II, Chapter 6 of this Ordinance.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat 56 lots and 4 tracts for the Village East Retirement Community Section One and **APPROVAL** of the variance to not have direct and abutting access to public right-of-way, subject to **five (5)** conditions of approval with **one (1)** note:

1. Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]

2. Prior to plat recordation, submit for and receive approval of a Zone Change to a Planned Development district which allows for the existing improvements and proposed uses. [Zoning Ordinance, Sec. 501] [Chapter 9, LDSO]

3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of water distribution mains and required metered service connection for each lot [LDSO Ch 11.1.A]. Once plans are approved 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 [Land Development and Subdivision Ordinance, Chapter 6].

4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main with required service connections for each new lot. Then, complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

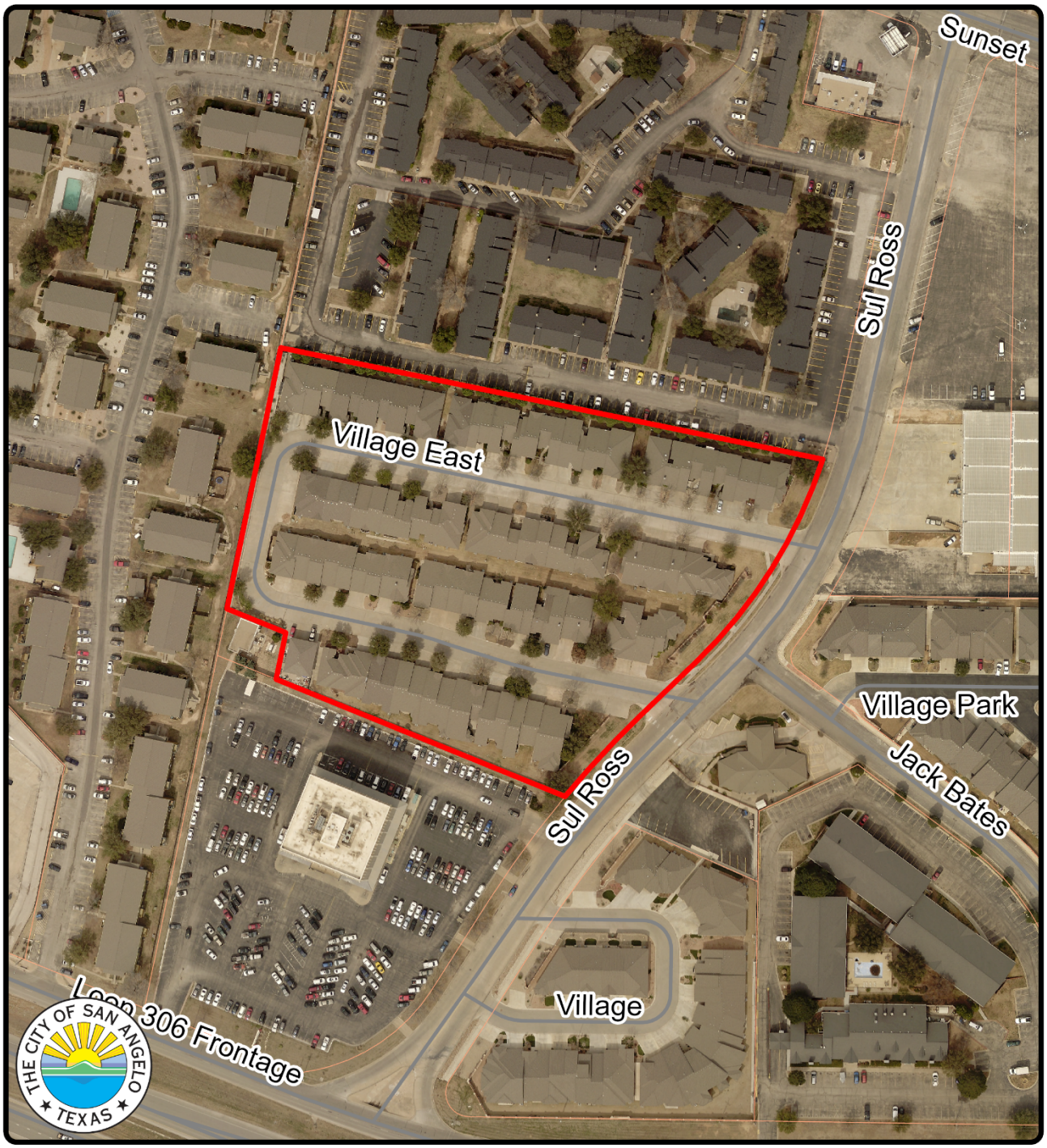
5. Prior to plat recordation, verify that there exists independent one-hour firewalls for each building on a lot line, or submit plans for the installation of such. (2021 IRC, Sec. R302.2)

Note: Village East Circle, a private road, is shown only as an underground utility easement. Please revise the plat to show this as an access easement, as well.

Attachments:

Aerial
Final Plat
Final Plat with Buildings

Aerial



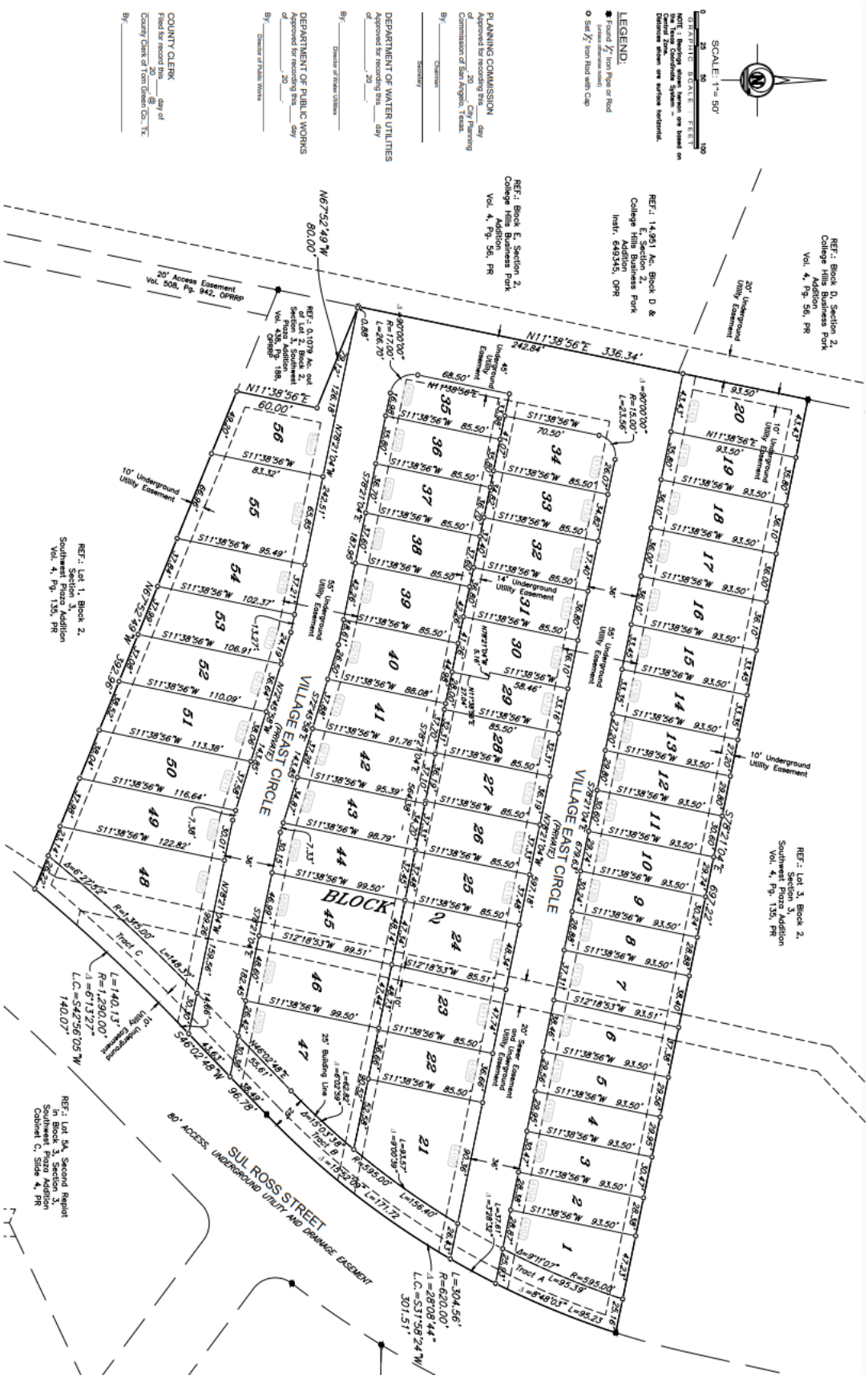
Aerial Map
FP24-19: Village East, Sec. 1
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

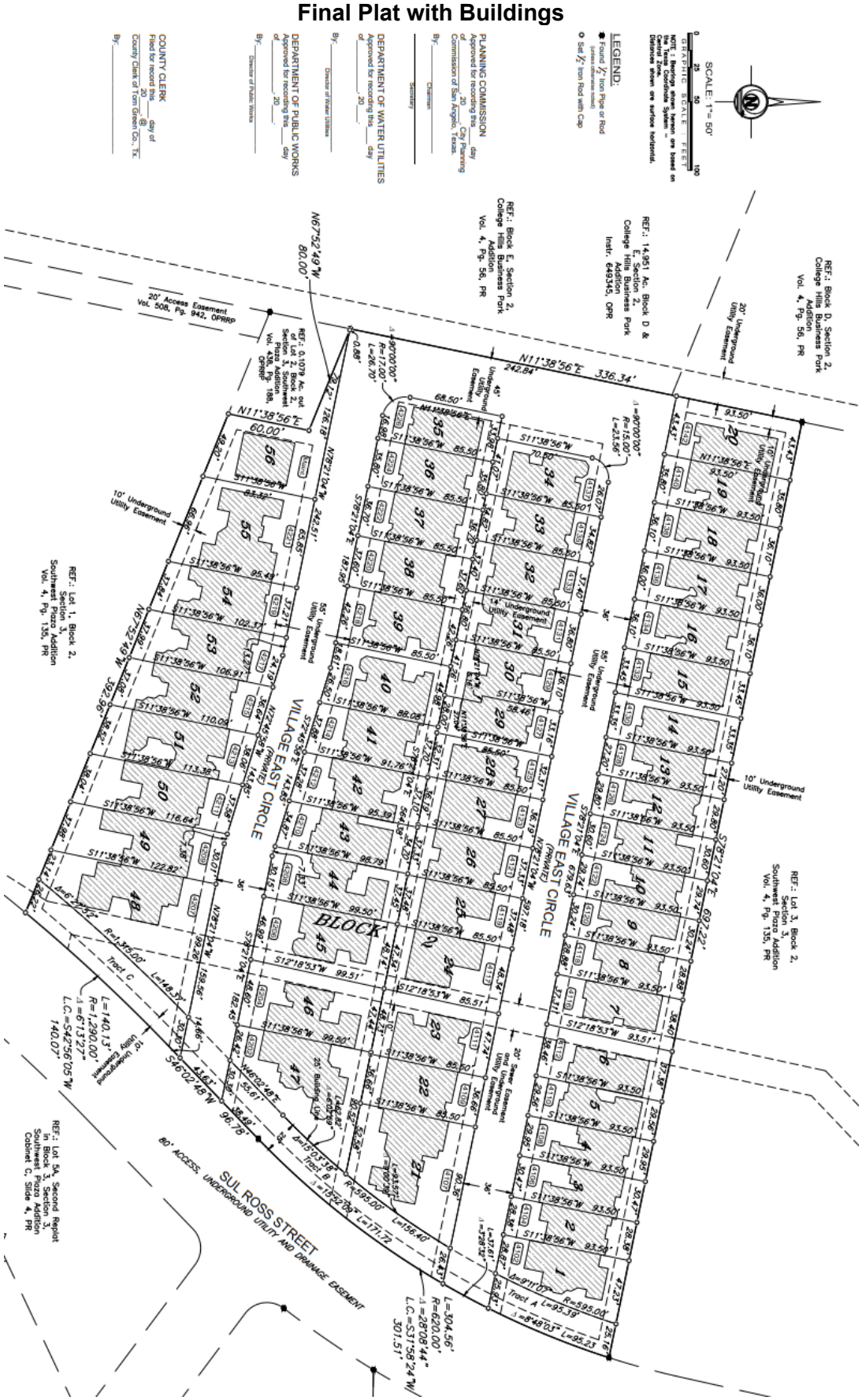
Subject Property:

N

Final Plat


SCALE: 1" = 50'
GRAPHIC SCALE: FEET
LEGEND:
Found ½" Iron Pipe or Rod
Set ½" Iron Rod with Cap
PLANNING COMMISSION
DEPARTMENT OF WATER UTILITIES
DEPARTMENT OF PUBLIC WORKS
COUNTY CLERK
REF.: Block D, Section 2, College Hills Business Park Addition Vol. 4, Pg. 56, PR
REF.: 14.951 Ac. Block D & E, Section 2, College Hills Business Park Addition Instr. 649345, OPR
REF.: Block E, Section 2, College Hills Business Park Addition Vol. 4, Pg. 56, PR
20' Access Easement Vol. 508, Pg. 942, OPRRP
REF.: 0.1079 Ac. out of Lot 2, Block 2, Section 3, Southwest Plaza Addition Vol. 436, Pg. 188, OPRRP
REF.: Lot 1, Block 2, Section 3, Southwest Plaza Addition Vol. 4, Pg. 135, PR
REF.: Lot 3, Block 2, Section 3, Southwest Plaza Addition Vol. 4, Pg. 135, PR
REF.: Lot 5A, Second Replat in Block 3, Section 3, Southwest Plaza Addition Cabinet C, Slide 4, PR
VILLAGE EAST CIRCLE (PRIVATE)
BLOCK 2
SUL ROSS STREET
80' ACCESS, UNDERGROUND UTILITY AND DRAINAGE EASEMENT
N11°38'56"E 336.34'
N67°52'49"W 80.00'
S21°04'E 697.22'
S46°02'48"W 96.78'
L=140.13' R=1,290.00' Δ=6°13'27" L.C.=S42°56'05"W 140.07'
L=304.56' R=620.00' Δ=28°08'44" L.C.=S31°58'24"W 301.51'

Final Plat with Buildings



PLANNING COMMISSION – October 21, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP24-20: Village East Retirement Community Section Two

SYNOPSIS:

A request to final plat 19 lots and 4 tracts over 2.385 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way. The current zoning of the land is PD24-08, although there is a zone change to a new Planned Development district (PD24-06) requested to run with the plats.

LOCATION:	LEGAL DESCRIPTION:
Generally located northeast of the intersection of Sul Ross St. and W Loop 306 Frontage Rd.	Acres: 2.385, Tract 4A, Block 3, Section 3 Second Replat in Blk 3 Southwest Plaza Addn.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Vista del Arroyo	Current – PD08-03 Requested – PD24-06	Commercial	2.385 acres

THOROUGHFARE PLAN:

Sul Ross Street – Minor Collector
- Paving width of ~48 feet, 36 required. Meets standard.
- R-O-W width of 80 feet, 50 required. Meets standard.

Village Trail – Private Road.
- Paving width of ~30 feet, no R-O-W and no standards.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the request to final plat 19 lots and 4 tracts for Village East Retirement Community Section Two, and **APPROVAL** of the variance to not have direct and abutting access to public right-of-way.

PROPERTY OWNER/PETITIONER:

Owner: Village East Retirement Community, Inc.
Petitioner: SKG Engineering, LLC

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat seeks to convert one of Village East's three properties into 19 individual residential lots and 4 utility tracts. All lots are occupied by existing townhome structures connected in groups of 3-5. While the proposed plat would not conform with the current zoning standards for General/Heavy Commercial, the applicant is seeking a Zone Change to a Planned Development District which would allow the lots and structures to conform. Approval of this plat is contingent upon the PD.

Additional Information:

The applicant has requested two variances for this plat. The first variance was to not require direct and abutting access for the internal lots which now only front on Village Trail, a private road. As the City does not intend to accept Village Trail as a public street, staff are supportive of this variance.

The applicant has also requested a variance for no additional water mains or service laterals. As it stands, not every residence has its own utility meters. However, every lot must be metered and serviced individually as per the City of San Angelo's standards and by the authority delegated to City officials. This requirement is not variable and may not be considered. This requirement may be necessary to protect future landowners should common ownership be dissolved. Please see the following provisions:

1. Code of Ordinances, Ch. 11, Sec. 11.02.039 – Meters: (a) The positions of meters and the numbers thereof per establishment or structure shall be as determined by the city manager or his designee, and unless the customer conforms thereto the city shall not be required to furnish water.

2. San Angelo Design Standards for Water & Sewer, Sec. 1.6(D): No portion of a service line shall be allowed to cross property boundaries into adjacent private property without coverage by a dedicated public utility or private easement agreement.

3. LDSO, Ch. 11, Sec. I(A): Plat Approval. As a prerequisite for approval of a plat of a new subdivision or replat of an existing subdivision by the City, the developer shall be required to install water transmission and distribution mains and service laterals within and/or adjacent to such new subdivisions as specified and required by the City Water Utility System.

    a. Water Service Required. A public water supply from the City of San Angelo and a distribution system shall be installed, meeting all the criteria or this Chapter and the City of San Angelo Construction Design Standards, whichever are more stringent.

4. LDSO, Ch. 11, Sec. I(B)(2): *Service Connections.* Service connections shall be provided for each lot or parcel of land requiring service. This requirement may be deferred to a later stage of the development process at the discretion of the Director of Public Works or designee as provided at Section II, Chapter 6 of this Ordinance.

Recommendation:
Staff recommend **APPROVAL** of the request to final plat 19 lots and 4 tracts for the Village East Retirement Community Section Two, and **APPROVAL** of the variance to not have direct and abutting access to public right-of-way, subject to **five (5)** conditions of approval:

1. Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]

2. Prior to plat recordation, submit for and receive approval of a Zone Change to a Planned Development district which allows for the existing improvements and proposed uses. [Zoning Ordinance, Sec. 501] [Chapter 9, LDSO]

3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of water distribution mains and required metered service connection for each lot [LDSO Ch 11.1.A]. Once plans are approved 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 [Land Development and Subdivision Ordinance, Chapter 6].

4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main with required service connections for each new lot. Then, complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

5. Prior to plat recordation, verify that there exists independent one-hour firewalls for each building on a lot line, or submit plans for the installation of such. (2021 IRC, Sec. R302.2)

Attachments:
Aerial
Final Plat
Final Plat with Buildings

Aerial

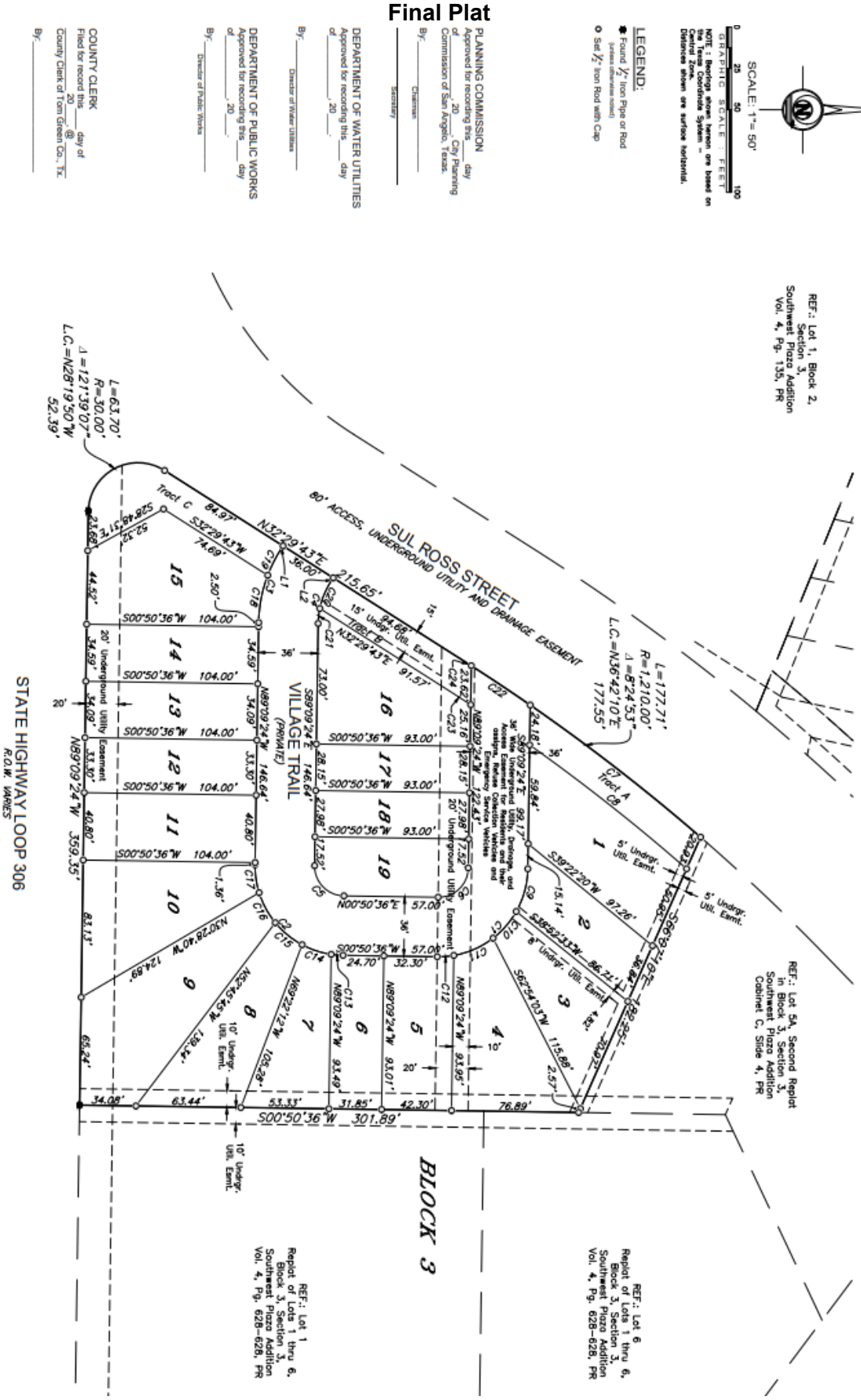
Aerial Map
FP24-19: Village East, Sec. 2
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Subject Property:

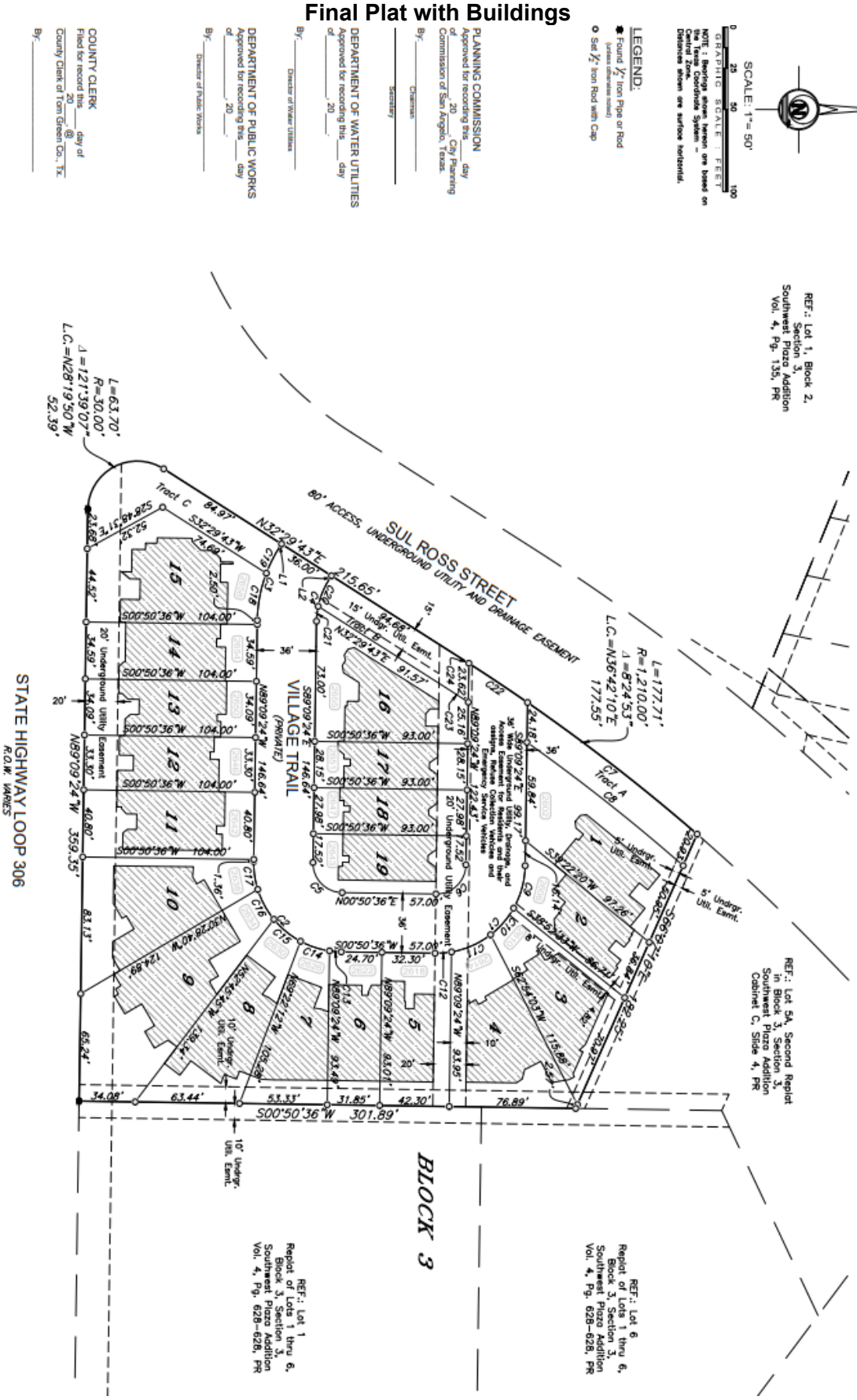
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

N

Final Plat


SCALE: 1"= 50'
GRAPHIC SCALE - FEET
NOTE: Bearings shown hereon are based on Texas State Coordinate System - Central Zone.
Distances shown are surface horizontal.
LEGEND:
Found ½" Iron Pipe or Rod
Set ½" Iron Rod with Cap
PLANNING COMMISSION
Approved for recording this ____ day of _____, 20____ City Planning Commission of San Angelo, Texas.
By: _____ Chairman
_____ Secretary
DEPARTMENT OF WATER UTILITIES
Approved for recording this ____ day of _____, 20____.
By: _____ Director of Water Utilities
DEPARTMENT OF PUBLIC WORKS
Approved for recording this ____ day of _____, 20____.
By: _____ Director of Public Works
COUNTY CLERK
Filed for record this ____ day of _____, 20____ @ _____
County Clerk of Tom Green Co., Tx.
By: _____
REF.: Lot 1, Block 2, Section 3, Southwest Plaza Addition Vol. 4, Pg. 135, PR
REF.: Lot 5A, Second Replat in Block 3, Section 3, Southwest Plaza Addition Cabinet C, Slide 4, PR
REF.: Lot 6, Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628–628, PR
REF.: Lot 1, Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628–628, PR
SUL ROSS STREET
80' ACCESS, UNDERGROUND UTILITY AND DRAINAGE EASEMENT
VILLAGE TRAIL (PRIVATE)
STATE HIGHWAY LOOP 306
R.O.W. VARIES
BLOCK 3
L=177.71'
R=1,210.00'
Δ=8°24'53"
L.C.=N36°42'10"E
177.55'
L=63.70'
R=30.00'
Δ=121°39'07"
L.C.=N28°19'50"W
52.39'
S00°50'36"W 301.89'
N89°09'24"W 359.35'
N32°29'43"E 215.65'
S39°22'20"W 97.26'
S66°09'24"E 59.84'
Tract A
Tract C
Tract B
5' Undrgr. Util. Easmt.
10' Undrgr. Util. Easmt.
15' Undrgr. Util. Easmt.
20' Underground Utility Easement
Access Easement for Health, Drainage, and Utility Purposes, Fire Lane, Garbage, Refuse Collection Vehicles and Emergency Service Vehicles

Final Plat with Buildings



PLANNING COMMISSION – October 21, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP24-21: Village East Retirement Community Section Three

SYNOPSIS:

A request to final plat 32 lots and 2 tracts over 4.190 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way. The current zoning of the land is PD00-03, although there is a zone change for a new Planned Development district (PD24-06) requested to run with the plats.

LOCATION:	LEGAL DESCRIPTION:
Generally located northeast of Jack Bates Drive	Acres: 4.190, Tract 11-B, Block 1, Section 3 Second Replat Southwest Plaza Addn.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Vista del Arroyo	Current – PD00-03 Requested – PD24-06	Commercial	4.190 acres

THOROUGHFARE PLAN:

Sul Ross Street – Minor Collector
- Paving width of ~48 feet, 36 required. Meets standard.
- R-O-W width of 80 feet, 50 required. Meets standard.

Village Park Dr. – Private Road.
- Paving width of 30-33 feet, no R-O-W and no standards.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the request to final plat 32 lots and 1 tracts for Village East Retirement Community Section Three and **APPROVAL** of the variance to not have direct and abutting access to public right-of-way.

PROPERTY OWNER/PETITIONER:

Owner: Village East Retirement Community, Inc.
Petitioner: SKG Engineering, LLC

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat seeks to convert one of Village East's three properties into 32 individual residential lots and 2 utility tracts. All lots are occupied by existing townhome structures connected in groups of 2-7. While the proposed plat would not conform with the current zoning standards for General/Heavy Commercial, the applicant is seeking a Zone Change to a Planned Development District which would allow the lots and structures to conform. Approval of this plat is contingent upon the PD.

Additional Information:

The applicant has requested two variances for this plat. The first variance was to not require direct and abutting access for the internal lots which now only front on Village Park Drive, a private road. As the City does not intend to accept Village Park Drive as a public street, staff are supportive of this variance.

The applicant has also requested a variance for no additional water mains or service laterals. As it stands, not every residence has its own utility meters. However, every lot must be metered and serviced individually as per the City of San Angelo's standards and by the authority delegated to City officials. This requirement is not variable and may not be considered. This requirement may be necessary to protect future landowners should common ownership be dissolved. Please see the following provisions:

1. Code of Ordinances, Ch. 11, Sec. 11.02.039 – Meters: (a) The positions of meters and the numbers thereof per establishment or structure shall be as determined by the city manager or his designee, and unless the customer conforms thereto the city shall not be required to furnish water.

2. San Angelo Design Standards for Water & Sewer, Sec. 1.6(D): No portion of a service line shall be allowed to cross property boundaries into adjacent private property without coverage by a dedicated public utility or private easement agreement.

3. LDSO, Ch. 11, Sec. I(A): Plat Approval. As a prerequisite for approval of a plat of a new subdivision or replat of an existing subdivision by the City, the developer shall be required to install water transmission and distribution mains and service laterals within and/or adjacent to such new subdivisions as specified and required by the City Water Utility System.

    a. Water Service Required. A public water supply from the City of San Angelo and a distribution system shall be installed, meeting all the criteria or this Chapter and the City of San Angelo Construction Design Standards, whichever are more stringent.

4. LDSO, Ch. 11, Sec. I(B)(2): *Service Connections.* Service connections shall be provided for each lot or parcel of land requiring service. This requirement may be deferred to a later stage of the development process at the discretion of the Director of Public Works or designee as provided at Section II, Chapter 6 of this Ordinance.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat 32 lots and 2 tracts for the Village East Retirement Community Section Three and **APPROVAL** of the variance to not have direct and abutting access to public right-of-way, subject to **five (5)** conditions of approval with **one (1)** note:

1. Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]

2. Prior to plat recordation, submit for and receive approval of a Zone Change to a Planned Development district which allows for the existing improvements and proposed uses. [Zoning Ordinance, Sec. 501] [Chapter 9, LDSO]

3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of water distribution mains and required metered service connection for each lot [LDSO Ch 11.1.A]. Once plans are approved 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 [Land Development and Subdivision Ordinance, Chapter 6].

4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main with required service connections for each new lot. Then, complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

5. Prior to plat recordation, verify that there exists independent one-hour firewalls for each building on a lot line, or submit plans for the installation of such. (2021 IRC, Sec. R302.2)

Note: Village Park Drive, a private road, should be specified as an access easement in addition to being a utility easement.

Attachments:

Aerial
Final Plat
Final Plat with Buildings

Aerial

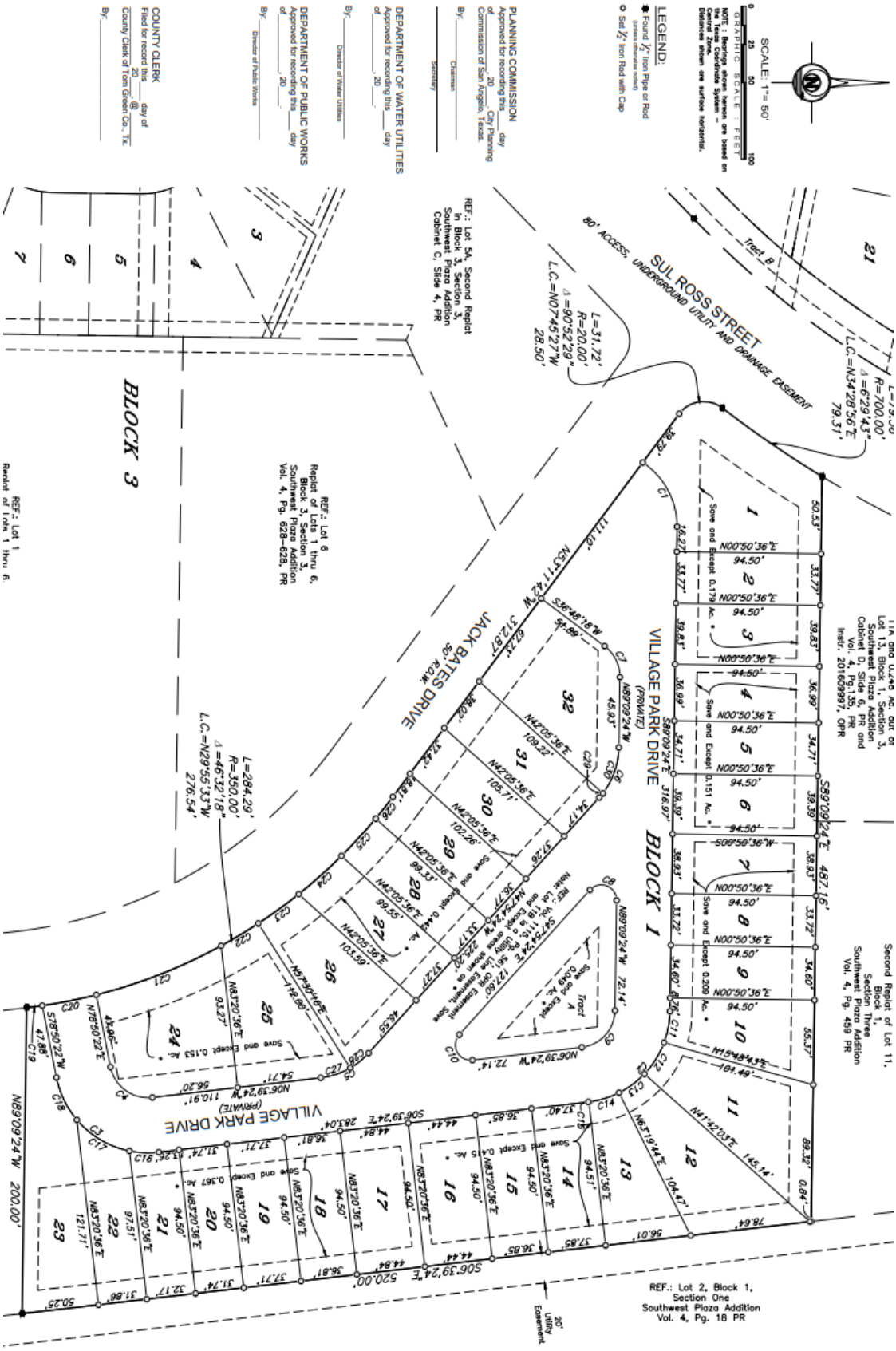
Aerial Map
FP24-21: Village East, Sec. 3
Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

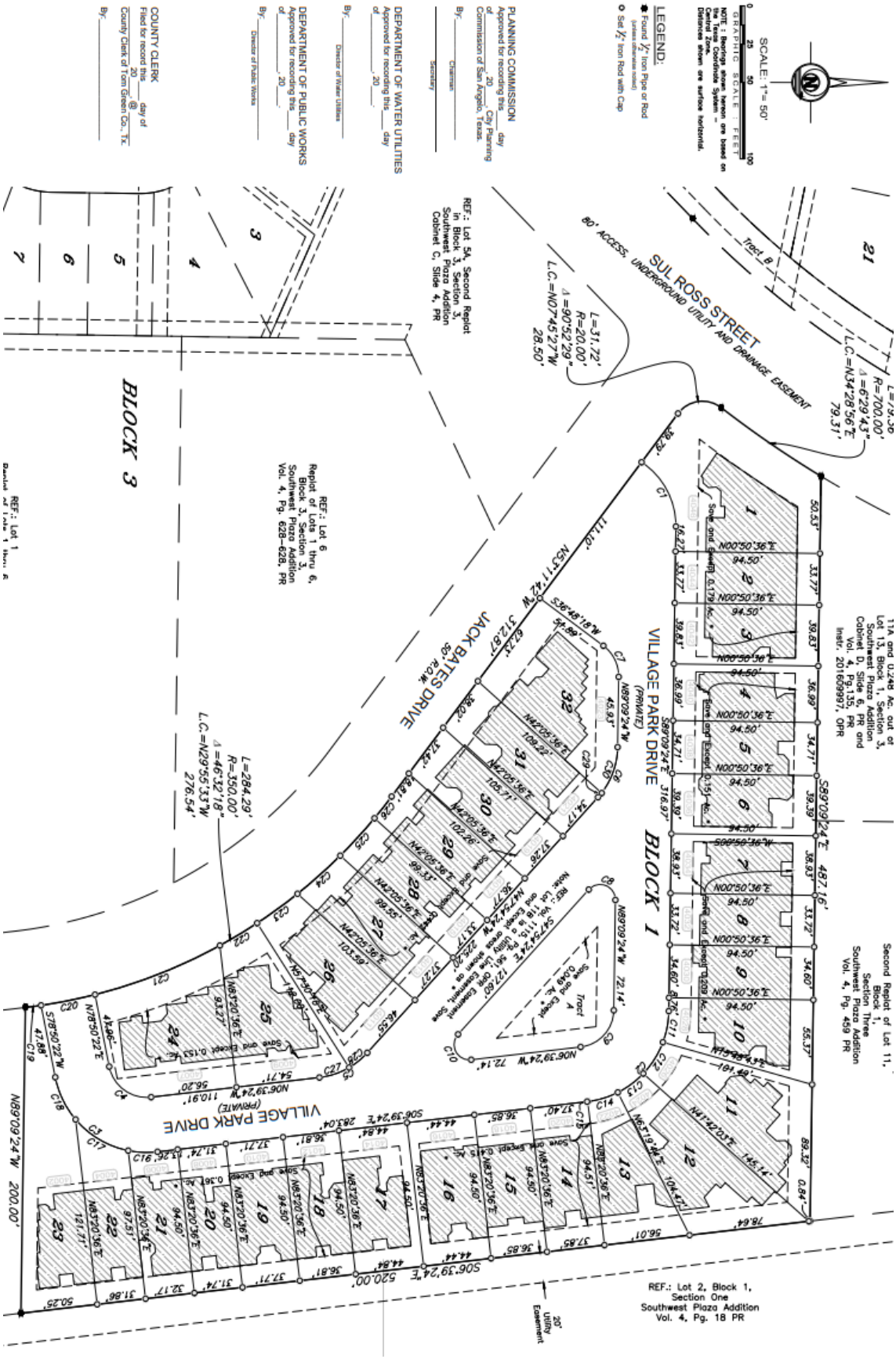
Subject Property:

N

Final Plat


SCALE: 1"= 50'
GRAPHIC SCALE FEET
0 25 50 100
NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone.
Distances shown are surface horizontal.
LEGEND:
Found ½" Iron Pipe or Rod (unless otherwise noted)
Set ½" Iron Rod with Cap
PLANNING COMMISSION
Approved for recording this ___ day of ___, 20___, City Planning Commission of San Angelo, Texas.
By: ___ Chairman
___ Secretary
DEPARTMENT OF WATER UTILITIES
Approved for recording this ___ day of ___, 20___.
By: ___ Director of Water Utilities
DEPARTMENT OF PUBLIC WORKS
Approved for recording this ___ day of ___, 20___.
By: ___ Director of Public Works
COUNTY CLERK
Filed for record this ___ day of ___, 20___ @ ___
County Clerk of Tom Green Co., Tx.
By: ___
SUL ROSS STREET
80' ACCESS, UNDERGROUND UTILITY AND DRAINAGE EASEMENT
Tract B
L=31.72'
R=20.00'
Δ=90°52'29"
L.C.=N07°45'27"W
28.50'
R=700.00'
Δ=6°29'43"
L.C.=N34°28'56"E
79.31'
REF.: Lot 5A, Second Replat in Block 3, Section 3, Southwest Plaza Addition Cabinet C, Slide 4, PR
REF.: Lot 6, Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628-628, PR
REF.: Lot 1 Replat of Lots 1 thru 6
BLOCK 3
JACK BATES DRIVE
50' R.O.W.
N57°11'42"W 312.87'
L=284.29'
R=350.00'
Δ=46°32'18"
L.C.=N29°55'33"W
276.54'
VILLAGE PARK DRIVE
(PRIVATE)
BLOCK 1
Lot 13, Block 1, Section 3, Southwest Plaza Addition Cabinet D, Slide 6, PR and Instr. 201609997, OPR
Second Replat of Lot 11, Block 1, Section Three Southwest Plaza Addition Vol. 4, Pg. 4-9 PR
Save and Except 0.179 Ac.
Save and Except 0.151 Ac.
Save and Except 0.209 Ac.
Save and Except 0.444 Ac.
Save and Except 0.415 Ac.
Save and Except 0.367 Ac.
Save and Except 0.153 Ac.
Tract A
Save and Except 0.249 Ac.
N89°09'24"W 200.00'
S06°39'24"E 520.00'
REF.: Lot 2, Block 1, Section One Southwest Plaza Addition Vol. 4, Pg. 18 PR
20' Utility Easement

Final Plat with Buildings



PLANNING COMMISSION – October 21, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat FP24-16	Las Lomas Ranchettes Section 12

SYNOPSIS:

A request to Final Plat Las Lomas Ranchettes, Section 12 Lots 8 & 9 being 1.0 acre each located at 8350 & 8360 Country Club Rd. The applicant would like to build single-family homes on these vacant lots. Also received a variance request for paving width on Country Club Rd.

LOCATION:	LEGAL DESCRIPTION:
8350 & 8360 Country Club Rd	Abst: A-0133 S-0171, Survey: P DUFFY Tract 65

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood - Nasworthy	Ranch & Estate (R&E)	Neighborhood	1.00 acres

THOROUGHFARE PLAN:

Country Club Rd. – classified as a Major Collector, min required r-o-w: 56ft, min required paving width 36ft. R-o-w on their side of road measures at about 10ft. Paving width is 21-22ft along both lots.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Final Plat of Las Lomas Ranchettes, Section 12 Lots 8 & 9 and **DENIAL** of the variance for paving width on S Country Club Rd with 7 conditions.

PROPERTY OWNER/PETITIONER:

Owner: Harrington & Goble
Petitioner: Wilde Engineering

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat is creating 2 lots for more single-family housing. The property is currently zoned Ranch & Estate (R&E). 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).

Staff is recommending denial on the variance request for paving width as creating two new driveways along a curve can pose safety risks, and it is advisable to ensure that the road meets at least the city's minimum standards for safety.

Recommendation: Staff recommends APPROVAL of the Las Lomas Ranchettes Section Twelve Lots 8 & 9 and DENIAL of the variance for paving width on S Country Club Rd with 7 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 service line to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2].

3. Prior to plat recordation, provide confirmation of Septic Tank Permit and construction or Sewer Service lines for each new lot [LDSO Ch.12].

4. Prior to plat recordation, improve Country Club Road a Major Collector by half the additional increment necessary to comprise the minimum total pavement width of 36 feet [LDSO ch.10.III.A.2]. NOTE: Existing pavement is 21 feet wide "In no case shall a street be approved with less than 26 feet of pavement width." [LDSO Ch 10.III.C.2.d] NOTE: Location of Driveway may be restricted for safety with consideration of Sight Distance and Speed Limit in proximity to Curves.

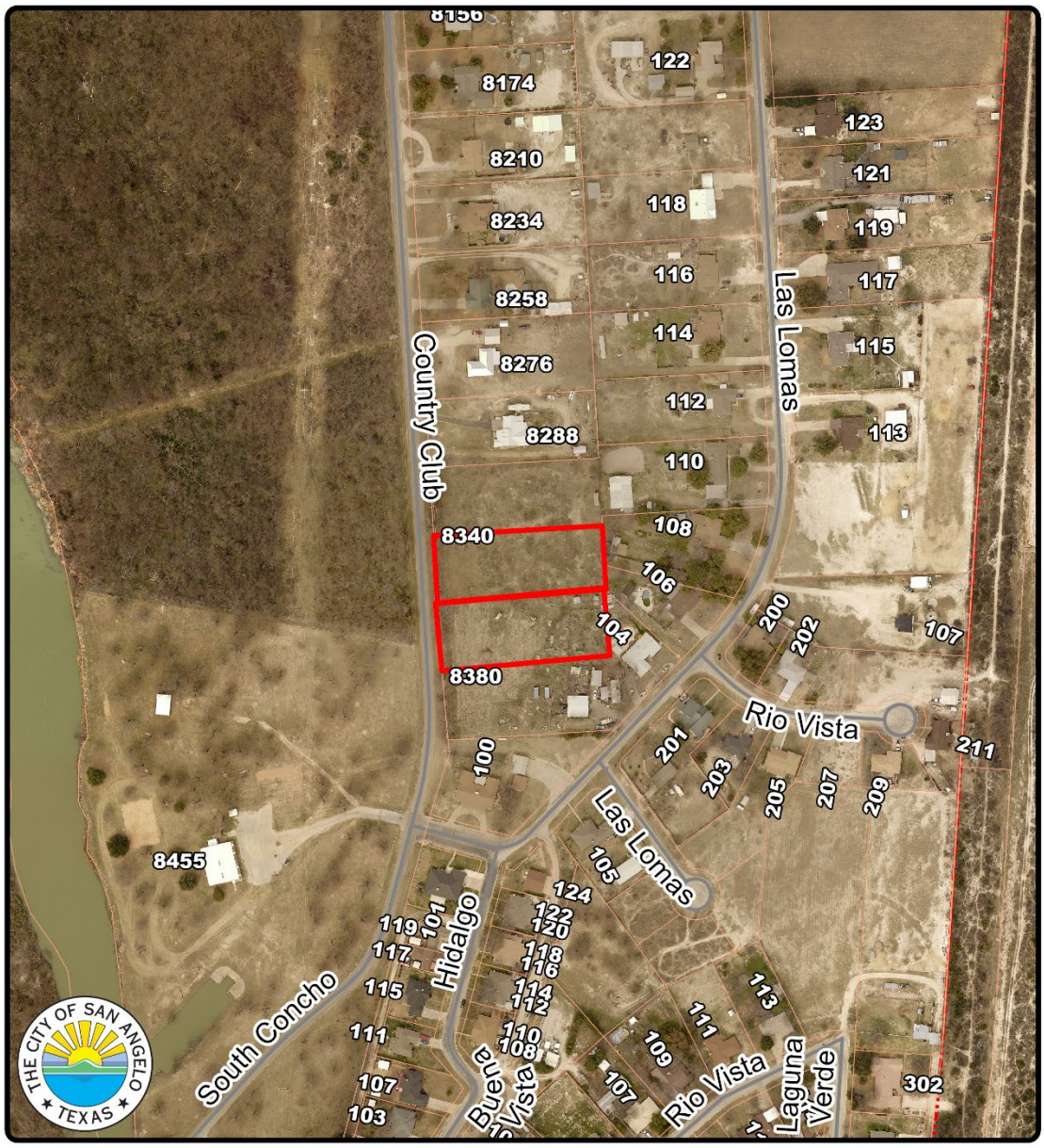
5. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 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]

6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of sidewalk abutting Country Club Road a Major Collector [LDSO, Chapter 9.V.D.1]. Once plans are approved, construct sidewalk to COSA specifications [LDSO, Ch 9.V.C].

7. 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

Aerial Map



Aerial Map
FP24-16: Las Lomas Sec 12, Lots 8 & 9
Council District: #1 Tommy Hiebert
Neighborhood: Nasworthy

Subject Property:

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

N

Final Plat

LAS LOMAS RANCHETTES SECTION 12

Tom Green County, Texas

OWNER: Steven Goble, Dawn Goble, David Harrington, and Barbara Harrington

DESCRIPTION: Being 2.00 acres out of Peter Duffy Survey 171, Abstract No. 133, Tom Green County, Texas and comprised of a 1.000 acre tract as described in Deed from James A. Prichard and Stephen Martin Whitaker to David Harrington and Barbara Harrington dated March 22, 2024 and recorded as Instrument # 202403561 of the Official Public Records of Tom Green County, Texas and a 1.00 acre tract as described in Deed from Joshua Pyle and Dani Pyle to Steven M. Goble and spouse, Dawn M. Goble dated June 10, 2024 and recorded as Instrument # 202407338 of the Official Public Records of Tom Green County, Texas and being out of a 3.00 acre tract as described in Deed from Richard P. Cobb to James Prichard dated January 14, 1988 and recorded as Volume 67, Page 174 of the Official Public Records of Tom Green County, Texas and being out of a 191.92 acre tract as described in Deed from First Savings and Loan Association to Richard P. Cobb dated October 30, 1970 and recorded as Volume 607, Page 126 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

ACKNOWLEDGEMENT/DEDICATION
We, Steven Goble and Dawn Goble, do hereby adopt this plat as a subdivision of our property Lot 8 and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

_____
Steven Goble and Dawn Goble

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on

_____
by Steven Goble and Dawn Goble

_____
Notary Public, State of Texas

ACKNOWLEDGEMENT/DEDICATION
We, David Harrington and Barbara Harrington, do hereby adopt this plat as a subdivision of our property Lot 9 and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

_____
David Harrington and Barbara Harrington

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on

_____
by David Harrington and Barbara Harrington

_____
Notary Public, State of Texas

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.

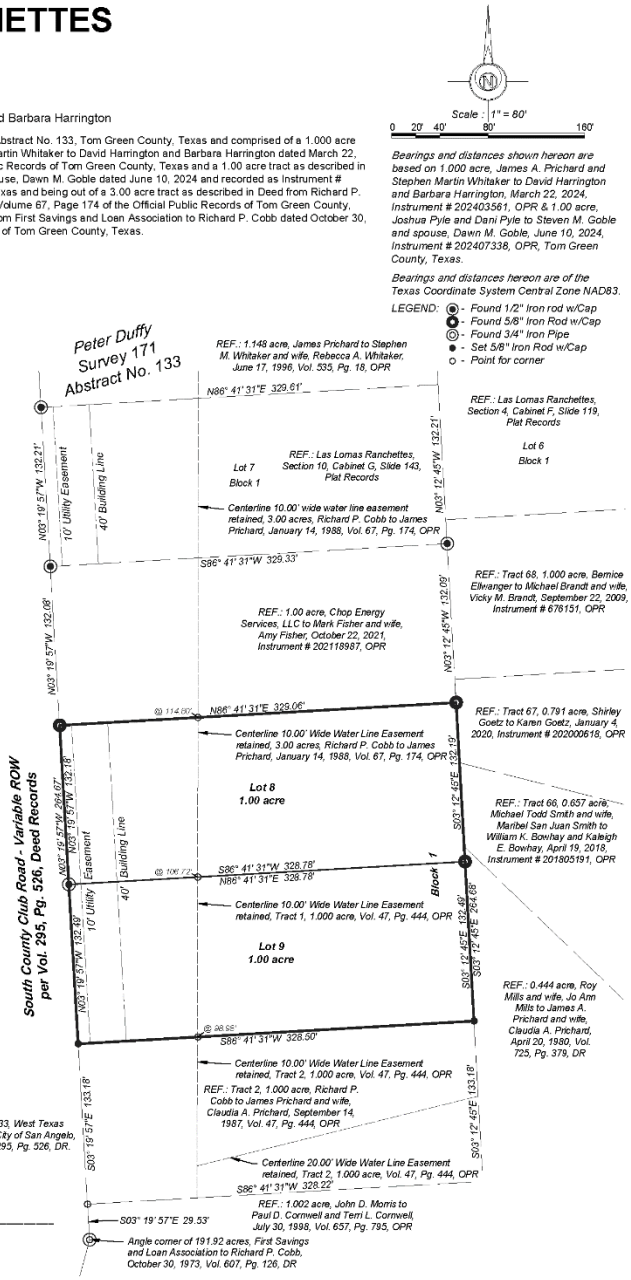
Field Notes are recorded as Instrument No. _____
of the Official Public Records of Tom Green County, Texas.

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.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on August 21, 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 & 10194849
www.wilde-eng.com



PLANNING COMMISSION – October 21, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP24-17: Las Lomas Ranchettes, Section 13, Lot 9

SYNOPSIS:

A request to final plat one lot measuring 1.50 acres and located at 149 Las Lomas Drive in Ranch & Estate (R&E) zoning, a request for approval of a variance for the minimum required paving width on Las Lomas Drive, and a request for approval of a variance to not construct a new minor arterial road.

LOCATION:	LEGAL DESCRIPTION:
149 Las Lomas Drive	Acres: 1.500, Tract: 38, Abst: A-0133 S-0171, Survey: P DUFFY, 1.5000 ACRE

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood - Nasworthy	Ranch & Estate (R&E)	Neighborhood	1.50 acres

THOROUGHFARE PLAN:

Las Lomas Drive – Local Road:
21 feet of paving whereas 26 is required. A variance is requested.
50 feet of R-O-W whereas 40 is required. This meets standards.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the request to final plat one lot with a size of 1.50 acres located at 149 Las Lomas Drive, **DENIAL** of the variance request for paving width on Las Lomas Drive, and **APPROVAL** of the request to not construct a new minor arterial road.

PROPERTY OWNER/PETITIONER:

Owner: Lexanne & Ryan Edmiston
Petitioner: Wilde Engineering & Surveying, LLC

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat creates one residential lot off Las Lomas Drive where there is an existing home. This lot received approval of a Zoning Variance for a lot width of 100', whereas minimum lot width for a R&E lot is 150 feet. This plat simply establishes the ownership lines that have been already present. The road to the front of the home, Las Lomas Drive, is paved at around 21 feet wide. This is below the acceptable minimum of 26' for the city, and as a result staff must recommend denial. There is a future minor arterial road planned to run along the east side of the property which the applicant would be required to construct. However, constructing a 100-foot strip of new road with no connectivity would not make sense, and as a result staff recommend approval of a variance to not construct this road.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat one lot with a size of 1.50 acres located at 149 Las Lomas Drive, **DENIAL** of the variance request for paving width on Las Lomas Drive, and **APPROVAL** of the variance to not construct the future minor arterial, subject to **four (4)** conditions of approval:

1) Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]

2) Provide plans demonstrating the improvement of Las Lomas Drive in accordance with Chapter 10 of the LDSO by bringing its paving width to 26 feet OR receive approval a variance from the Planning Commission.

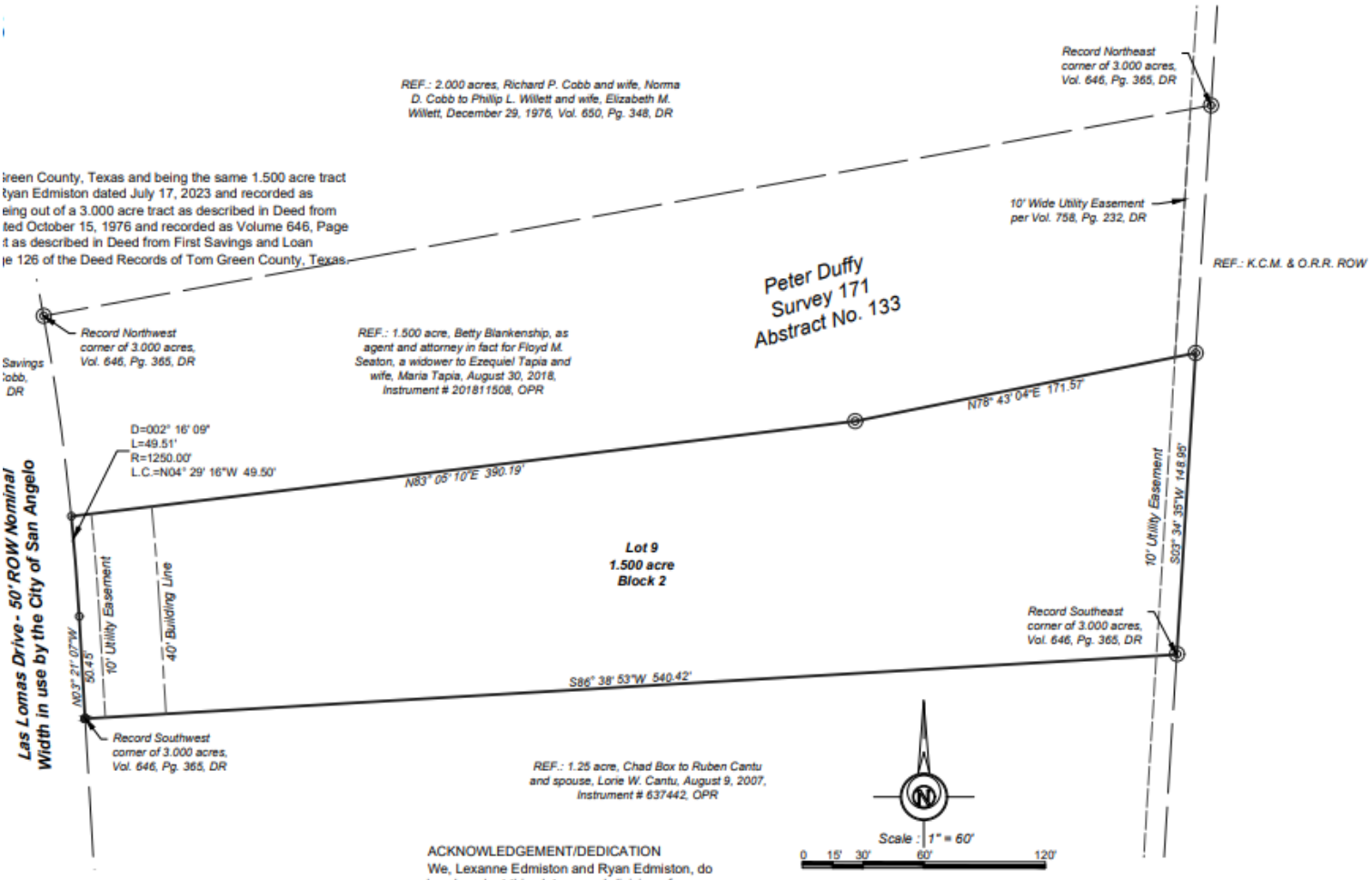
3) Provide plans for the construction of a new minor arterial road which borders to the east of the property in accordance with the LDSO Chapter 10 standards OR receive approval of a variance from the Planning Commission.

4) Prior to plat recordation, a drainage study shall be submitted. [Sec 12.05.001.e.1] in accordance with the Stormwater Design Manual [sec12.05.004.d.2]. If improvements are deemed necessary by this study, submit a construction plan for approval then, construct said improvements [LDSO Ch9.IV.A]. Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [LDSO Ch. 9.IV.A.5]

Attachments:

Final Plat

Final Plat



reen County, Texas and being the same 1.500 acre tract
yan Edmiston dated July 17, 2023 and recorded as
eing out of a 3.000 acre tract as described in Deed from
ted October 15, 1976 and recorded as Volume 646, Page
t as described in Deed from First Savings and Loan
e 126 of the Deed Records of Tom Green County, Texas.

Savings
obb,
DR

ACKNOWLEDGEMENT/DEDICATION
We, Lexanne Edmiston and Ryan Edmiston, 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.

_____
Lexanne Edmiston and Ryan Edmiston

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on

_____
by Lexanne Edmiston and Ryan Edmiston

_____
Notary Public, State of Texas

Bearings and distances shown hereon are based on 0.500 acre, Phillip L. Willett and wife, Elizabeth Willett to Floyd Seaton, September 28, 1982, Vol. 758, Pg. 232, DR & 1.000 acre, Phillip L. Willett and Elizabeth M. Willett to Floyd M. Seaton, July 15, 1980, Vol. 712, Pg. 629, DR, Tom Green County, Texas and are rotated 1°27'09" clockwise from record bearings.

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

LEGEND: ○ - *Found 5/8" Iron Rod w/Cap*
◎ - *Found 1" Iron Pipe*
● - *Set 5/8" Iron rod w/Cap*

RPLS 6759 on August 21, 2024.
d or relied upon as a final survey document.

WILDE ENGINEERING SURVEYING

Firm # 24672 & 10194849

76903 325.215.4332 www.wilde-eng.com

PLANNING COMMISSION – October 21, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat FP24-18	Trinity Park Section Two

SYNOPSIS:

A request to Final Plat of Trinity Park Section Two being 19.997 acres located at 518 & 528 Country Club Rd. The applicant would like to enclose an open structure on their property which is large enough to require the property be platted. Also, a variance request for paving width and curb and gutter on Country Club Road.

LOCATION:	LEGAL DESCRIPTION:
518 & 528 Country Club Road	Acres: 19.997, Abst: A-0037 S-0168, Survey: J BURKHARDT, 19.997 ACRES

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Hiebert Neighborhood – Country Club	Neighborhood Commercial	Neighborhood	19.997 acres

THOROUGHFARE PLAN:

Country Club Rd. – classified as a local street, min required r-o-w: 40ft, min required paving width 26ft. R-o-w is about 46ft. Paving width is 22ft.

US Hwy 277 Frontage Rd. – classified as a State Hwy.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Final Plat of Trinity Park Section Two and **DENIAL** of the variance request with 6 conditions.

PROPERTY OWNER/PETITIONER:

Owner: Southgate Church of Christ
Petitioner: SKG Engineering

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements: The Southgate Church of Christ campus would like to enclose a rather large open structure that is currently on their property which requires them to plat. 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 Final Plat of Trinity Park Section Two and DENIAL of the variance request with 6 conditions:

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

2. Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] in accordance with the COSA Storm Water Design Manual and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].

3. Prior to plat recordation, improve Country Club Road classified as a Local Road to meet the minimum pavement width of 26â?? matching the alignment of abutting subdivision road improvements [LDSO ch.10.III.A.2]. "In no case shall a street be approved with less than 26 feet of pavement width." [LDSO Ch 10.III.C.2.d] **VARIANCE REQUESTED**

4. Prior to plat recordation Install Curb and Gutter as necessitated by storm water flows to match existing curb and gutter abutting the property on Country Club Road [LDSO, CHAP 9, SEC III.5.a.(3)]. **VARIANCE REQUESTED**

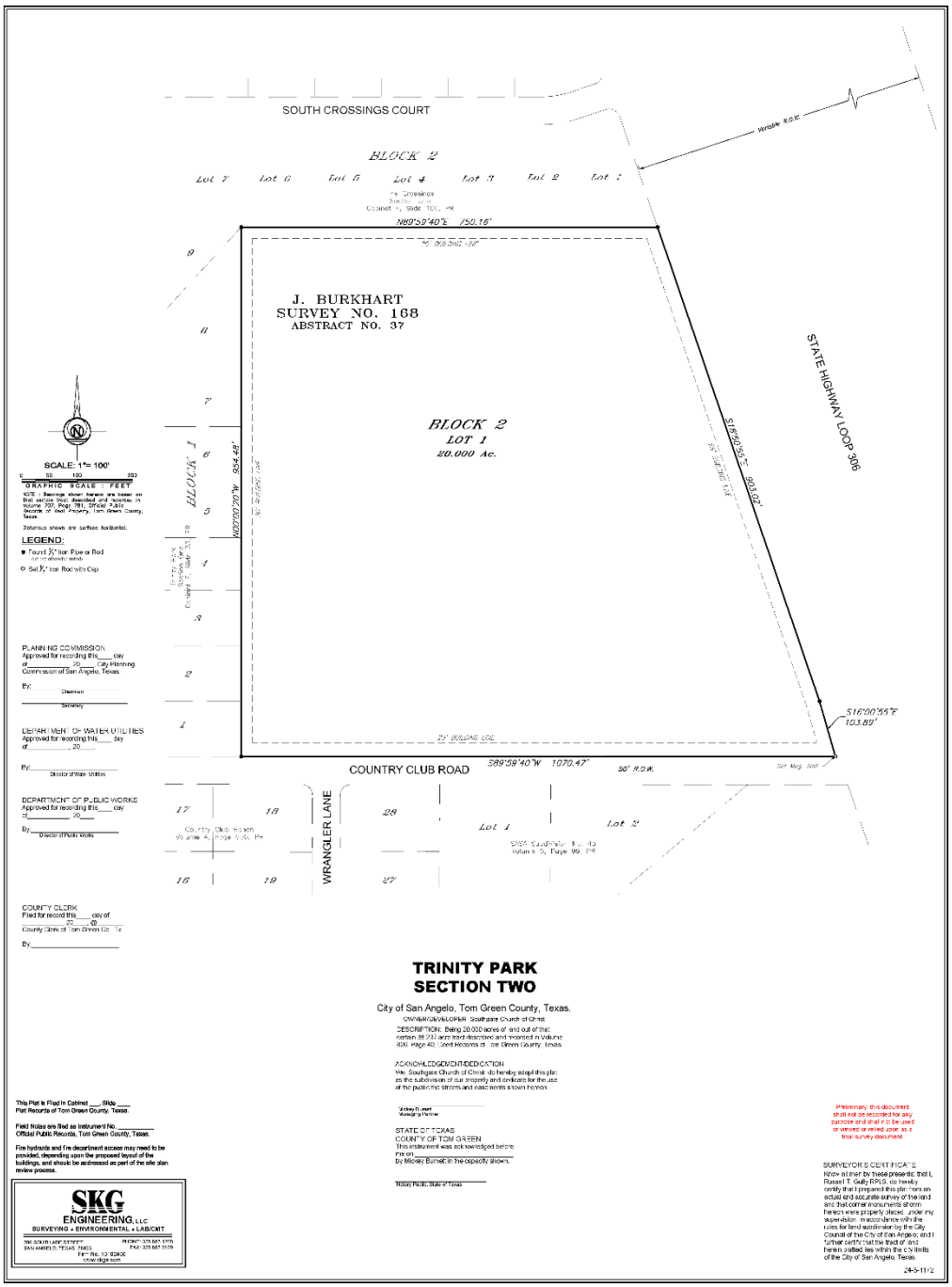
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of sidewalk abutting US 277 Frontage Road [LDSO, Chapter 9.V.D.1]. Once plans are approved, construct sidewalk to City specifications [LDSO, Ch 9.V.C.1]. Alternatively, a waiver for unusual circumstances supported with data outlined in the San Angelo Code of Ordinances Chapter 12 Exhibit C â??Land Development and Subdivision Ordinance" chapter 9 Section V.F may be requested through the Planning Director. **WAIVER DENIED, DEFERMENT PROPOSED**

6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of sidewalk extending from Church and School in Neighborhood Commercial Zoning abutting Country Club Road [LDSO, Chapter 9.V.D.1]. Once plans are approved, construct sidewalk to City specifications [LDSO, Ch 9.V.C.1]. **WAIVER DENIED**

Attachments:
Aerial Map
Final Plat

Aerial Map

Final Plat


SOUTH CROSSINGS COURT
BLOCK 2
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1
N89°59'40"E 750.16'
J. BURKHART
SURVEY NO. 168
ABSTRACT NO. 37
BLOCK 2
LOT 1
20.000 Ac.
STATE HIGHWAY LOOP 306
S18°59'25"E 803.02'
S16°00'55"E
103.89'
BLOCK 1
N00°00'20"W 854.48'
COUNTRY CLUB ROAD
S89°59'40"W 1070.47'
50' R.O.W.
WRANGLER LANE
Lot 1
Lot 2
SCALE: 1"= 100'
GRAPHIC SCALE : FEET
LEGEND:
PLANNING COMMISSION
DEPARTMENT OF WATER UTILITIES
DEPARTMENT OF PUBLIC WORKS
COUNTY CLERK
TRINITY PARK
SECTION TWO
City of San Angelo, Tom Green County, Texas.
SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

PLANNING COMMISSION – October 21, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:
First Replat RP24-23	Lasker's Addition Block 34

SYNOPSIS:

A request to Replat in Block 34 of Lasker's Addition being .483 total acres located at 1920 N Martin Luther King and 223 W 20th St. The applicant would like to separate the single-family house from the apartment building.

LOCATION:	LEGAL DESCRIPTION:
1920 N Martin Luther King 223 W 20th St	Acres: 0.161, Lot: 3, Blk: 34, Subd: LASKER ADDITION Acres: 0.161, Blk: 34, Subd: LASKER ADDITION, S 1/2 OF LOTS 1 & 2 Acres: 0.161, Blk: 34, Subd: LASKER ADDITION, N 1/2 OF LOTS 1 & 2

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzalez Neighborhood - Reagan	General/Heavy Commercial (CG/CH)	Commercial	.483 acres

THOROUGHFARE PLAN:

Martin Luther King Dr. – classified as a Minor Collector, min required r-o-w: 52ft, min required paving width 36ft. R-o-w is about 80ft. Paving width is 38ft.

W 20th St. – classified as a local street, min required r-o-w: 40ft, min required paving width 26ft. R-o-w is about 100ft. Paving width is 36ft.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Replat in Block 34 of Lasker's Addition with 3 conditions and 3 notes.

PROPERTY OWNER/PETITIONER:

Owner: Max Jacobs
Petitioner: SKG Engineering

STAFF CONTACT:

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

Conformity with Comprehensive Plan and Purpose Statements: The proposed plat is creating 2 lots to separate the single-family housing from the apartment building. The property is currently zoned General/Heavy Commercial (CG/CH). It does have a conditional use to allow residential. The City Comprehensive Plan is Commercial. 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 Replat in Block 34 of Lasker's Addition with 3 conditions and 3 notes:

Conditions

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

2. Prior to plat recordation, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]. NOTE: Connections can be paid for through water utilities with installation deferred to the application of a plumbing permit if needed to satisfy requirements for recordation.

3. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of sidewalk abutting Martin Luther King Street & West 20th Street in accordance with General Commercial zoning district [LDSO, Chapter 9.V.D.2.e]. Once plans are approved, construct sidewalk to City specifications [LDSO, Ch 9.V.C.1]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch.6]. **Waiver denied**

Notes:

1. Installation of a minimum 6' opaque privacy fence, adjacent to residential uses or zoning; in this case, the east and south property lines, except for within the 25-foot front yard(s) where the fence can be no taller than 4 feet. [Zoning Ordinance, Sec. 509.A.1]

2. Confirmation of Sewer Service. San Angelo Design Standards for Water & Sewer, Sec. 1.6(D): No portion of a service line shall be allowed to cross property boundaries into adjacent private property without coverage by a dedicated public utility or private easement agreement.

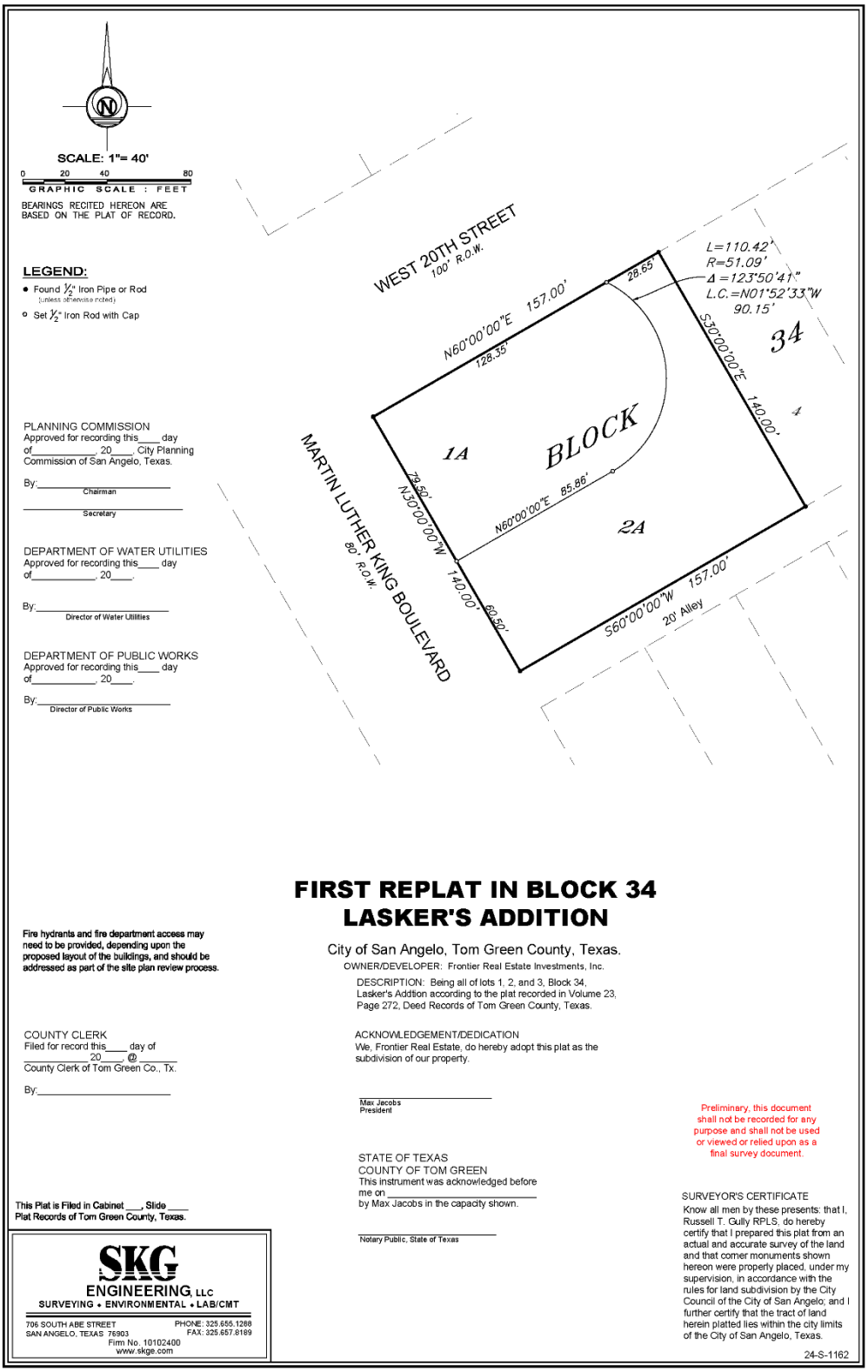
3. If Driveway service more than one lot or cross property lines; a shared access easement must be included on the plat. Alternatively, driveways can be reconstructed to city standards within property boundaries before recordation.

Attachments:

Aerial Map
Final Plat

Aerial Map

Final Plat


SCALE: 1"= 40'
0 20 40 80
GRAPHIC SCALE : FEET
BEARINGS RECITED HEREON ARE BASED ON THE PLAT OF RECORD.
LEGEND:
Found ½" Iron Pipe or Rod (unless otherwise noted)
Set ½" Iron Rod with Cap
PLANNING COMMISSION
Approved for recording this____ day of_____, 20____, City Planning Commission of San Angelo, Texas.
By:_____ Chairman
_____ Secretary
DEPARTMENT OF WATER UTILITIES
Approved for recording this____ day of_____, 20____.
By:_____ Director of Water Utilities
DEPARTMENT OF PUBLIC WORKS
Approved for recording this____ day of_____, 20____.
By:_____ Director of Public Works
WEST 20TH STREET
100' R.O.W.
MARTIN LUTHER KING BOULEVARD
80' R.O.W.
N60°00'00"E 157.00'
128.35'
28.65'
L=110.42'
R=51.09'
Δ=123°50'41"
L.C.=N01°52'33"W
90.15'
S30°00'00"E 140.00'
34
4
BLOCK
1A
2A
N60°00'00"E 85.86'
79.50'
N30°00'00"W 140.00'
60.50'
S60°00'00"W 157.00'
20' Alley
FIRST REPLAT IN BLOCK 34
LASKER'S ADDITION
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Frontier Real Estate Investments, Inc.
DESCRIPTION: Being all of lots 1, 2, and 3, Block 34, Lasker's Addtion according to the plat recorded in Volume 23, Page 272, Deed Records of Tom Green County, Texas.
Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.
COUNTY CLERK
Filed for record this____ day of _____ 20____ @ _____
County Clerk of Tom Green Co., Tx.
By:_____
ACKNOWLEDGEMENT/DEDICATION
We, Frontier Real Estate, do hereby adopt this plat as the subdivision of our property.
_____ Max Jacobs President
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.
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by Max Jacobs in the capacity shown.
_____ Notary Public, State of Texas
This Plat is Filed in Cabinet ___, Slide ____ Plat Records of Tom Green County, Texas.
SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.
24-S-1162