



Planning Commission 11/18/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on November 18, 2024 at 9:00 AM at McNease Convention Center – Council Chambers, 501 Rio Concho Drive, 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.
- C. **Meeting Minutes:** Consider approving the meeting minutes from October 21, 2024.
- D. **RP24-24 Sunnyside Addition, Block H, Lots 19-20 (SMD#3):** First replat in Block H of Sunnyside Addition creating three lots from two.

IV. Regular Agenda

A. Subdivision Plats

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

- 1. **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. This received a 30 day extension at the October meeting at the request of the applicant.
- 2. **PP24-03 & FP24-22 Bank and Trust Subdivision (SMD#2):** A preliminary plat subdividing 7.192 acres of vacant land into four lots for commercial development along U.S. Highway 87, and a final plat outlining one 2.5-acre lot from the southern area of the preliminary plat along Humble Road.
- 3. **Crosswinds Sec 1A & 1B (SMD#4)** A request to Final Plat 1A Crosswinds; being 7.272 acres

and 1B Crosswinds; being 5.028 acres located in the G SCHUBITZ survey and the MARYLOU ADDITION, WEST PART OF LOT 2

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z24-15 Lasker Addition Block 25 (SMD#4)**: A request for a zone change from General/Heavy Commercial (CG/CH) to Low-Rise Multifamily (RM-1) including six properties located around W 18th, W 19th, and Martin Luther King Dr.

C. Conditional Uses

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

1. **CU24-28 818 S Abe (SMD#5)**: A request for a Conditional Use for a short-term rental located at 818 S Abe.
2. **CU24-29 999 Knickerbocker (SMD#5)**: A request for a Conditional Use for a retail use within a Light Manufacturing (ML) zoning district.

D. Sign Variances

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

1. **SV24-02 2 N Koenigheim (SMD#3)**: A variance request to allow a second freestanding sign fronting Koenigheim and allow the sign at the property line in lieu of the required 5' setback located at 2 N Koenigheim.

E. Non-Conforming Use Extensions

The Planning Commission has final authority for approval of non-conforming use extensions; appeals may be directed to the City Council.

1. **NCU24-01 1529 W Avenue N (SMD#5)**: A request for an expansion of a nonconforming structure under section 602 B.; located at 1529 W Ave. N to add cover structure to their rooftop seating area.

F. Discussions

1. Section of Knickerbocker Rezoning
2. Sign Ordinance Amendments

V. Planning Director's Report

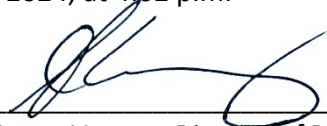
VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, December 16, 2024, at 9:00 am** in Council Chambers at the McNease Convention Center at 501 Rio Concho Drive.

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 14th day of November 2024, at 4:02 p.m.



Aaron Vannoy, Director of Planning and
Development Services

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

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



RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, AUGUST 19, 2024, 2:00 P.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 2:00 pm 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. RP24-15- Poulter's Highland (SMD#2): Request to Replat lot 26 of block 2 of Poulter's Highland Acres Addition in the 3900 Block of Townview Ln.

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

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

III. Regular Agenda

A. Conditional Uses

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

1. CU24-20 418 S Adams (SMD#5): A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district. This property had a permit in 2022 that should have been

renewed in 2023, but it wasn't. They have been paying HOT tax while they weren't registered for a conditional use permit. Had a Two violations with Code Compliance, which were related to high grass and junk in the yard; corrected the same day. Two violations with Police, which were related to a dog barking and guests from the AirBnB displaying lewd behavior with excessive noise. Up to date on HOT and will need to renew June

Chair Stribling opened public comment.

Chris Kinsey, 119 Live Oak, opposes this short-term rental. He spoke at the commission last month also. Most guests seem to be commercial workers, so they bring heavy equipment and many vehicles when staying.

Gabriel Lucky, 424 S Adams, direct neighbor to the right of subject property. Dealt with many incidents, including guests looking/cat calling over the fence, throwing trash in their yard, smoking marijuana. Has contacted VRBO and a representative of the property got back to them. Problems were discussed, not addressed and then the representative didn't

Jim Pincholo, 1115 Live Oak, increased traffic, close to good school, better for long term rental, two college age daughters and guests have communicated with them inappropriately. Real estate professional and hasn't been able to get in touch with operator.

Jeremy Goodson, Washington, ownership interest and manager. Greatly improved screening people and clearly state no parties. Act on any issues right away. Would be happy to share contact information so neighbors can get in touch directly.

Chair Stribling closed public comment.

Commissioner Aguirre – we've heard different timelines. Are things still happening?

Chair Stribling opened public comment.

One neighbor speaks about the nuisance of this property, the elevated backyard, and experiencing trash within the last month. Another neighbor hasn't noticed much difference.

Chair Stribling closed public comment.

Commissioner Pool states that this is the most calls/concerns they have seen on a short-term rental property. Out of compliance with parking due to large vehicles. Vice Chair Uherik calls attention to the ordinance and Aaron Vannoy clarifies details about types of violations. Multiple commissioners review the violations and the concerns that are associated for the community. Brandon Dyson asks that commissioners remain aware that there are other ordinances that cover some of the issues that are happening.

Chair Stribling asks the applicant to come up and respond to concerns. The number of violations and complaints is unprecedented. The applicant felt that they were responding in a timely manner and addressing concerns.

*Vice Chair Uherick gave a motion to **deny** the request as presented. Commissioner Self seconded this motion, which then was carried 5-0.*

2. CU24-21 115 N Jackson (SMD#5): A request for a Conditional Use to allow a short-term rental in a Two-family Residential (RS-2) zoning district.

Rae Lineberry – This is a new STR that has received and passed a safety inspection. Staff mailed out 21 notifications and received 1 in support.

Chair Stribling opened public comment.

Dave Lavech, 3014 Hemlock – Owner and operator of two short-term rentals for about a year. They have had two issues during that time and have addressed them directly. Knows all the neighbors.

Commissioner Pool asks about the issues with renters. Were they reported to police? No, they had a party, and the operator took care of it immediately because neighbors have this phone number.

Chair Stribling closed public comment.

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

3. CU24-22 600 N Baze St (SMD#3): A request for a Conditional Use to allow an expansion of their current metal salvage and recycling facility in the lot to the south in a Light Manufacturing (LM) zoning district.

Rae Lineberry – Mailed 7 notices and have not received any back. Owner would like to expand operations to the property they just purchased. There are five conditions that staff recommends approving this conditional use permit. This property is right between

Chair Stribling opened public comment.

Thomas, Manager, biggest scrap facility in the US. New owner that now sends out material each month instead of storing it. They believe the expansion will help with the neighbors, as they will be further away. New fence and trees.

Jamal Schumpert, meant to be light manufacturing and the dust that gets kicked up could be a problem for people in the neighborhood that have asthma. Rodents come and go in the evening. Chair Stribling explains the difference and history of the conditional use permit for this case. The owner responds to Jamal about the rodent issue – it's related to the abandoned building on the property, which will be alleviated when operations are moved.

Chair Stribling closed public comment.

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

4. CU24-23 4901 Blue Grama Cir (SMD#6): A request for a Conditional Use for a short-term rental in a Single family residential (RS-1) zoning district.

Planner Reed presented this case where 19 notifications were sent with 2 in favor, 2 opposed. No current short-term rentals in Bonham neighborhood. Passed safety inspections and have the required parking.

Chair Stribling opened public comment.

Joe Faye, 4906 – Opposed because the cul-de-sac is small with limited parking. Having a short-term rental will destroy the ecology of our small area.

Parker, 4909, 27 years in this quiet neighborhood. This house has had issues with dogs and high grass. Does not think this is the right area.

Chair Stribling closed public comment.

Chair Stribling would like to comment on STR We currently have requirements on how many STRs can be in an area and there are some areas of town that have had more pressure with the amount STRs in their neighborhood. If there are special circumstances, we must consider those. However, if there are no concerns and the property follows the ordinance, we are inclined to approve the application. If this permit is approved, the neighbors are encouraged to get the contact information of the local operator and remain in communication. Commissioner Pool would like to point out that there is ample parking in the back and the driveway is very long.

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

B. Rezoning and Comprehensive Plan Amendments

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

1. Z24-08 21 E 30th St (SMD#2): Request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RS-1) Single-Family Residential at 21 E 30th St.

Principal Planner Bailey presented this request to the Commission, which is a request to rezone a lot from general commercial to single family residential (RS-1). This rezoning aligns with the Vision Plan and the Comprehensive Plan. There were 20 notifications sent with zero in favor and zero in opposition received. Staff recommended approval.

Chair Stribling opened public comment.

Aaron Vannoy called attention to the staff report. The condition of meets and bounds legal description does not apply to this case, so that condition should be stricken from the staff report.

Board had no questions.

Chair Stribling closed public comment.

*Vice Chair Uherik gave a motion to **approve** the request and strike the non-applicable condition from the staff report and Commissioner Self seconded this motion, which then was carried 5-0.*

2. Z24-09 1628 & 1640 Beacon St (SMD#4): Request for approval of a zone change from the Two-Family Residential (RS-2) zoning district to Low-Rise Multifamily (RM-1) at 1628 and 1640 Beacon St.

Planner Reed presented this request to the Commission 38 notices, 0 in opposition and 1 in support. The RM-1 zoning makes sense, as it aligns with the Vision Plan and Comprehensive plan.

Chair Stribling opened public comment.

Erica Wilde, Wilde Engineering – We ask that you approve as presented.

Chair Stribling closed public comment.

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

3. Z24-11 & CP24-05 2588 Armstrong St (SMD#4): Request to rezone from (RS-1) Single-Family Residential to (CN) Neighborhood Commercial and amend the Comprehensive Plan from Neighborhood and Commercial to Neighborhood Center.

Planner Lineberry presented the case to change zoning, amend the Comprehensive Plan, and plat vacate. The zoning request is for 6 acres that were originally platted as residential but would like to vacate this plat to develop the site as commercial. 11 notices were sent with 0 in support and 1 in opposition because the resident would not like to see commercial in the neighborhood. This zoning change and Comprehensive Plan amendment align with the surrounding area and future use plans.

Chair Stribling asked if there is a square footage limit in Neighborhood Commercial. Director Vannoy states that there is a floor to area ration, which is .60 or 60%, but not a limit on density or square footage. If the plat is vacated, it will go back to an abstract, which means the owner could build on the entire tract, but it will have to be platted first. The road classification for Armstrong is a minor arterial. The Commissioners discuss that they would prefer to have a 3-acre tract for commercial, as opposed to the full 6 acres. When considering the Vision Plan, the rezoning makes sense because there is a commercial zoning district planned adjacent to the proposed area. If there was a preliminary plat to go along with this request,

Chair Stribling opened public comment.

Erica Wilde with Wilde Engineering stepped forward to say the detention pond on the property will take up the northern part of the property in order to accommodate developing the 3 acres.

Chair Stribling closed public comment.

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

4. Z24-12 2815, 2821, 2836 Houston St & 2826 Houston Harte Expy Frontage (SMD#2): Request for approval of a zone change from (CN) Neighborhood Commercial and (RS-1) Single-Family Residential to (RM-1) Low-Rise Multifamily for the property at the following addresses: 2815, 2821, 2835 Houston St and 2826 Houston Harte Expy.

Director Vannoy presents this case located in the Bluffs at .862 acres. The Vision Plan for this area is Neighborhood Center. Notifications about this case were sent to 24 owners with 0 in support and 1 in opposition. The opposition comes from the property next to the subject property and thinks that the change will cause an increase in traffic. RM-1 fits in with Neighborhood Center and aligns with the needs of the community to have a diversity of types of housing and this project will accomplish that. Staff recommends approval.

The same five properties have the opportunity to potentially combine with the tract across Hassle since that piece could be abandoned. This would be helpful since not many people use it and it currently must be maintained by COSA. The original plat was cut into when Houston Harte Expy. was created, which made the lots not ideal for housing. The new plat creates one lot and the Director believes this lot should only have one front yard, as opposed to double frontage. Would like to defer sidewalks until this area is developed because it's not clear if it makes sense here.

Chair Stribling opened public comment.

Blake with Wilde Engineering asks for approval and if there are questions. None were voiced.

Jamal Schumpert, SMD 3, agrees with Aaron that sidewalks don't make sense right here and would be a waste of resources.

Chair Stribling closed public comment.

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

5. Z24-13 2025 & 2029 Vaughn St (SMD#5): Request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RM-1) Low-Rise Multifamily Residential at 2025 & 2029 Vaughn St.

Principal Planner Bailey presents this rezoning case. The future land use is listed as commercial and the property backs up to ASU. Much of this area's housing and commercial is geared toward students and faculty. There were 11 notices sent out and received no responses for or against the proposal. Staff believes this project aligns with current and future uses of the land in this area and recommends approving the zone change. The first replat of this area is also included in this request. The area is already developed with curb and gutter. No conditions from staff, so also recommended to approve.

Chair Stribling opened public comment.

Blake with Wilde Engineering again. Asks for approval and questions.

Chair Stribling closed public comment.

*Vice Chair Eherik gave a motion to **approve** the request and Commissioner Self 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. PV24-01 Lake Nasworthy Addition Group Red Bluff (SMD#1): Request to vacate the First Replat of Lots 44 & 45, Block 3, Section 3, Lake Nasworthy Add. Group Red Bluff. Vacating this replat will result in Lota 44A returning to two separate lots: Lot 44 & Lot 45.

Planner Reed presented this request to the Commissioners, which is to vacate recent replat of lot 44A to return to the original plat to two lots, 44 & 45. Although there might be an issue with the side Current house has vested rights since the house was built in 1999.

Chair Stribling opened public comment.

Erica Wilde with Wilde Engineering stepped forward to ask for approval and 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 Self seconded this motion, which then was carried 5-0.*

2. PV24-02 Sagewood Estates (SMD#4): Request to vacate the Preliminary Plate of Sagewood Estates.

See item B3 for discussion points.

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

3. FP24-14 Lake Shore Estates Section 3 (SMD#1): Request for a final plat of 25.252 acres located south of Bright Ave and southwest of South Concho Dr at Lake Nasworthy to create 87 single-family residential lots.

Director Vannoy presents this case to the Commissioners, which is a request for a final plat of 25.252 acres with 87 lots. This was platted and approved about a decade before, but the development didn't happen before the plat expired. They have revised the plat to accommodate development during that time, which means not connecting S Concho drive to the development.

First thing planners look at is the infrastructure and how does that effect that plat? Next is the safety aspect of the project. Is there another way to accomplish the same thing? Are the development costs commiserate with the project? Are there at least two exits from the development? After answering these questions, the planners believe that Engineering has verbally said they will not accepted the dedication of tracts B & C, so that should be added as a 9th condition: remove the dedication language.

Chair Stribling opened public comment.

Russel with SKG Engineering – Had a follow up meeting with Public Works and they said they would be amendable to taking the dedication if the area is cleaned up before it is dedicated. Brandon Dyson recommends writing the 9th condition to accommodate input from Operations Department. Russel describes the conditions about the lift station at the edge of the development and would like to have a conversation with Engineering about lot 16 being dedicated to moving the lift station. Happy to answer any questions.

Chair Stribling closed public comment.

*Vice Chair Uherik gave a motion to **approve** as requested with the addition of applicant either removing the dedication of lots B & C OR obtaining approval from the Operations Department City of San Angelo regarding tracts B & C. Commissioner Self seconded this motion, which then was carried 5-0.*

4. RP24-13 South Angelo Addition Block 4 Lots 11-12(SMD#5): Request for First Replat of Lots 11 & 12, Block 4 of South Angelo Addition located at the northwest corner of Vaughn St. and Jack St.

See item B5 for discussion.

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

5. RP24-14 Hatcher's Addition (SMD#2): Request to Replat four lots into one lot of the Hatcher's Addition Block 81, Lots 4-8 at 2815, 2821, 2835 Houston St and 2826 W Houston Harte Expy Frontage Rd.

See item B4 for discussion.

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

IV. Public Comment

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

Chair Stribling opened and closed public comment, as no one came forward with new business for public comment.

V. Planning Director's Report

Currently working on big picture items like the Cultural District and Energy Generation and Storage Systems ordinance. Currently narrowing down places and sizes of some of these items. Good meeting with development community. Open structure discussion is ongoing. It will be important for our community to decide what is best and how we plan to develop in the future. Interviewing candidates for Planning & Development Services Administrator. Should have someone at the next meeting.

VI. Follow-up and Administrative Issues

A. Announcements and Consideration of Future Agenda Items

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **September 16, 2024** in the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Self moved to adjourn, seconded by Vice Chair Uherik, passes 5-0. The meeting adjourned at 3:53 p.m.

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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RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, October 21, 2024, 9:00 A.M.

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

Staff Present: Aaron Vannoy, Director of Planning and Development Services
Brandon Dyson, Assistant City Attorney
Kim Garmany, Planning & Development Services Administrator
Rae Lineberry, Senior Planner
Austin Reed, Planner

I. Call to Order

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

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.

Chair Stribling opened public comment.

Aaron Vannoy, Director of Planning and Development Services, stepped forward. Director Vannoy wanted to share a few slides on general zoning information.

The Chair closed public comment.

II. Consent Agenda

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

A. Meeting minutes - Consider approving the joint meeting minutes from April 15, 2024.

B. Meeting minutes - Consider approving the joint meeting minutes from April 15, 2024.

Consent items were not considered as the minutes were not provided to the board for review.

III. Regular Agenda

A. Conditional Uses

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

1. CU24-13 2646 Colorado Ave (SMD#5): A request for a Conditional Use to allow a Short-Term Rental located at 2646 Colorado Ave.

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

Chair Stribling opened public comment.

Carolina Ojeda, the applicant and owner, stepped forward. Mrs. Ojeda was able to speak with the neighbor that has the most opposition against this request and addressed his concerns. Mrs. Ojeda relayed her intentions to the Commission.

Vanessa Boyd stepped forward. Ms. Boyd is representing the neighbor, Mr. Harlow. Ms. Boyd requests the Commission to deny the request and lists the reasons they are opposed.

John Seaton stepped forward. Mr. Seaton is a neighbor that is opposed of this request.

David Harlow stepped forward and is a neighbor. Mr. Harlow is opposed of this request and asks if the Commission approves to include more conditions like limiting the guests and require they park on the provided driveway.

Mrs. Ojeda steps forward again. Mrs. Ojeda speaks about the accusation of operating as an STR prior to this approval. Chair Stribling asked if the owner had other short-term rentals and yes, she does have 3.

Discussion on restricting or limiting occupants with board and legal.

Chair Stribling closed public comment.

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

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.

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

Chair Stribling requested more information on the distance between this location and another STR operating. Planner Reed clarified that they received a variance for the distance between them before the updated ordinance was approved.

Chair Stribling opened public comment.

Carolina Ojeda stepped forward as the owner/applicant. Mrs. Ojeda is available for any questions and requested approval. Chair Stribling asked about when a safety inspection would be done and Mrs. Ojeda and Staff both confirmed they are working towards getting that completed.

Chair Stribling closed public comment.

Chair Stribling is concerned about how close the other short-term rental is since the distance was approved in the updated ordinance. Director Vannoy explained how they were grandfathered in as they applied before approval of the updated ordinance.

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

3. CU24-26 1217 Woodruff St (SMD#4): A request for a Conditional Use to allow a Short-Term Rental located at 1217 Woodruff St.

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

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

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

4. CU24-27 254 Glenna Dr (SMD#2): A request for a Conditional Use to allow a Short-Term Rental located at 254 Glenna Dr.

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

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

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

B. 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 Rd “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.

Director Vannoy presented this request to the Commission. Zero in favor and zero in opposition were received. Staff recommended approval to the rezoning with modified setbacks. Director Vannoy lets the Commission know a couple of the plats might be coming forward next month.

Chair Stribling opened public comment.

Russell Gully, engineer, stepped forward and clarified why the modified setbacks are needed.

Chair Stribling closed public comment.

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

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.

Planner Reed presented this request to the Commission. Zero in favor and one in opposition were received. Staff recommended approval to the rezoning.

Chair Stribling opened public comment.

Shane Miaze stepped forward as the applicant to explain their plan to redesign the church into a duplex or apartments.

Taylor Douglas stepped forward as the other applicant and further explained the plan

Chair Stribling closed public comment.

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

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.

Planner Reed presented this request and the following three plats (Agenda items C1, C2, & C3) to the Commission. The rezoning will fit the plats as the retirement community was wanting to separate into individual lots. Commissioner Davis asked about individual water service and fire rated walls. Director Vannoy answered that they do not have individual service, and the Building Official will work with the applicants on the fire rated walls.

Chair Stribling opened public comment.

Russell Gully stepped forward as the engineer to explain the reasoning behind the applicant going through

this process. A discussion is had on the water situation and will the lots have individual water or an easement to allow access to each water meters. Kevin Pate, City Engineer, relayed the city's concern on the water situation.

Mark Davis, the Director of the corporation for this property, said there is fire rating between each house and they do have their own individual sewer. Mr. Davis said they are trying not to go broke as it is expensive to have to put a water meter into each home.

James Skinner, attorney for the corporation, further explained the need for this to become individual lots.

Chair Stribling closed public comment.

Discussion between legal and board regarding the individual water meters and service. Mr. Dyson explained why Staff did not believe a variance was applicable for the water situation.

*Commissioner Davis gave a motion to **approve** the requested rezoning as presented. Commissioner Pool 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. FP24-19 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.

Planner Reed presented this request with the above PD and following two plats (Agenda items B3, C2, & C3) to the Commission.

*Commissioner Davis gave a motion to **approve** the request for all three plats (Agenda items C1, C2 & C3) as presented. Commissioner Pool seconded this motion, which then was carried 5-0.*

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.

Planner Reed presented this request with the above PD and above and following plats (Agenda items B3, C1, & C3) to the Commission.

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.

Planner Reed presented this request with the above PD and above two plats (Agenda items B3, C1, & C2) to the Commission.

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.

Senior Planner Lineberry presented this request to the Commission. Staff is recommending approval on the plat but only recommending a partial variance on the paving width which would require the applicant to add an additional 5ft of pavement to meet the minimum standard. Director Vannoy explained there was a sidewalk waiver request received and is approved so that condition can be removed. Clarification on the paving width requirement.

Chair Stribling opened public comment.

Kevin Pate, City Engineer, stepped forward to explain why Staff is recommending to meet the minimum paving width standards as laid out in the Land and Subdivision Ordinance.

Blake Wilde with Wilde Surveying and Engineering stepped forward and requested the board approve the variance request for paving width. Mr. Wilde discussed the location and roadway a little more to explain why they are requesting the variance.

Erica Wilde with Wilde Surveying and Engineering stepped forward and clarified the price of paving 5ft along the two lots.

Chair Stribling closed public comment.

Discussion on the paving width between Staff and the Commission.

*Commissioner Davis gave a motion to **approve** as requested including the variance. Commissioner Pool seconded this motion, which then was **not** carried 2-3.*

*Commissioner Trinidad gave a motion to **approve** as presented which includes adding an additional 5ft of pavement to Country Club Rd and removing the sidewalk condition. Vice Chair Uherik seconded this motion, which then was carried 3-2.*

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.

Planner Reed presented this request to the Commission. Staff recommended approval of the plat and the variance to not construct a new minor arterial road but denial of the paving width variance.

Chair Stribling opened public comment.

Blake Wilde with Wilde Surveying and Engineering stepped forward and requests approval on the plat and both variances.

Chair Stribling closed public comment.

*Commissioner Davis gave a motion to **approve** as presented including granting both variances. Commissioner Pool seconded this motion, which then was carried 5-0.*

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 Rd.

Senior Planner Lineberry told the Commissioners the applicant is requesting a 30-day extension.

*Commissioner Davis gave a motion to **grant 30-day extension** as requested. Vice Chair Uherik seconded this motion, which then was carried 5-0.*

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

Senior Planner Lineberry presented this request to the Commission. Staff is recommending approval of the plat. The sidewalk waiver was denied and the applicant has appealed to the Commission to reverse that decision. Director Vannoy explained the reasoning for denial.

Chair Stribling opened public comment.

Max Jacobs, the owner, stepped forward and explained his reasoning for the sidewalk waiver request.

Jack Downey with SKG Engineering stepped forward and requested approval on the sidewalk waiver request.

Sidewalk discussion is had between the Commissioners.

Chair Stribling closed public comment.

*Commissioner Davis gave a motion to **approve** as presented including overturning the sidewalk waiver denial. Commissioner Pool seconded this motion, which then was carried 4-1.*

V. Planning Director's Report

Director Vannoy gave an update on Staff overturn and some items that may be coming forward especially a grant opportunity.

Commissioner Davis asked if there was a way Staff can provide access to maps that can be moved around as questions arise. Director Vannoy responded that it is not possible currently but that Staff can keep in mind that a map including a larger portion of the area should be included in their slides.

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 on **Monday, November 18, 2024, at 9:00 am** in the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Davis moved to adjourn, seconded by Vice Chair Uherik, passes 5-0. The meeting adjourned at 11:41 am.

Travis Stribling, Chairman

PLANNING COMMISSION – November 18, 2024

STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat		RP24-24: First Replat in Block H, Sunnyside Addition, lots 19 & 20	
SYNOPSIS:			
A request for the first replat in Block H, lots 19 & 20, Sunnyside Addition to re-orient and create three residential lots out of two in RS-1 zoning.			
LOCATION:		LEGAL DESCRIPTION:	
At the north corner of the intersection of Deaton and Texas Avenue.		Lot: 19 & 20, Blk: H, Subd: SUNNYSIDE ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Rio Vista	RS-1	Neighborhood	0.436 acres
THOROUGHFARE PLAN:			
Deaton St – Local Road – Current paving width of 35 feet Texas Ave – Local Road – Current paving width of 35 feet			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the First Replat in Block H, Sunnyside Addition with two (2) condition of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Rene Martinez Petitioner: SKG Engineering			
STAFF CONTACT:			
Kim Garmany Planning & Development Services Administrator (325) 657-4210, Extension 1180 kimberly.garmany@cosatx.us			

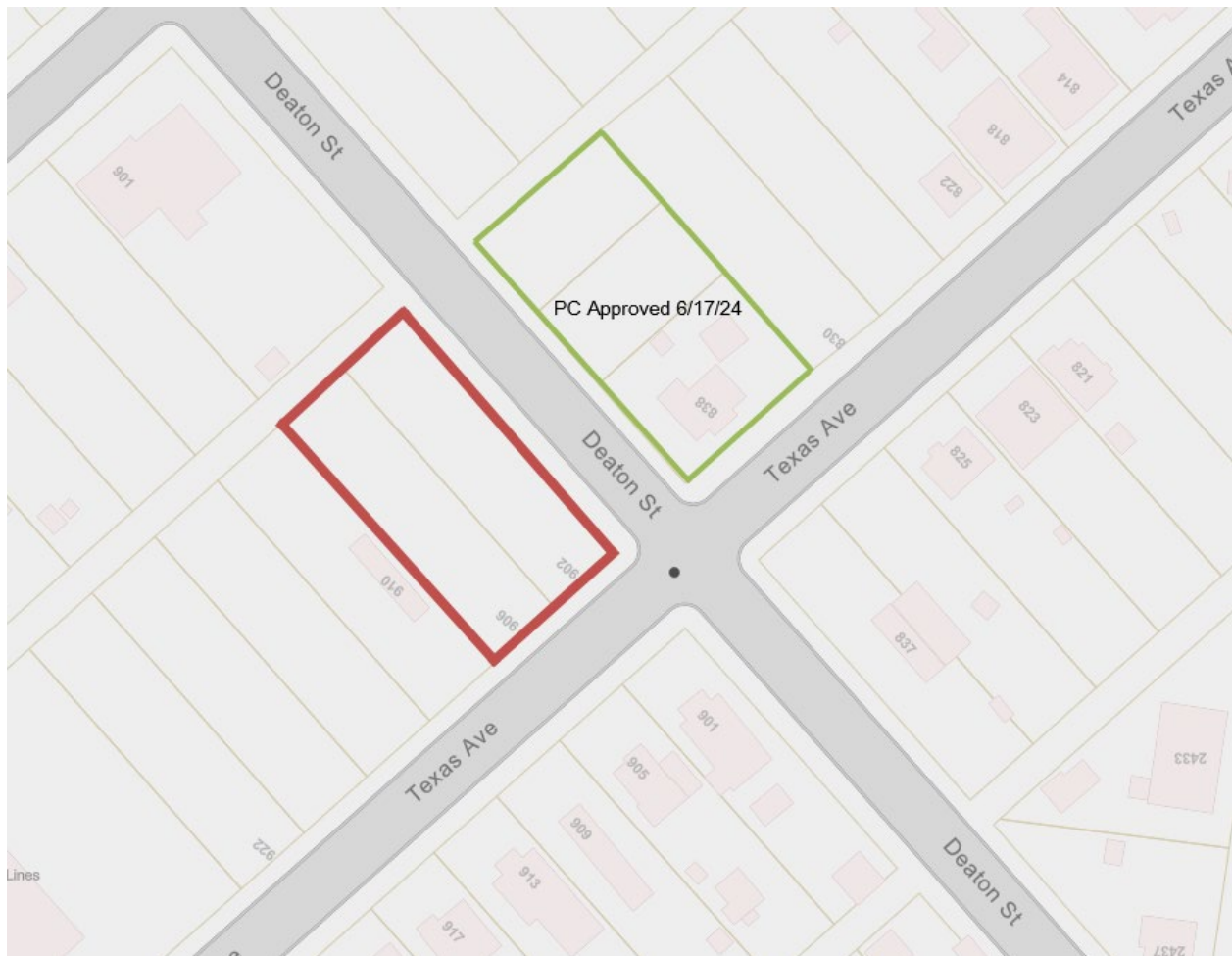
Conformity with Comprehensive Plan and Purpose Statements: This replat is creating and reorienting two existing residential lots into three lots that front on Deaton Street. There are no variance requests, both roads are adequate, and the zoning/comprehensive plan are appropriate for the proposition. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: Staff recommends **APPROVAL** of the First Replat in Block H, Sunnyside Addition, subject to two (2) condition of approval:

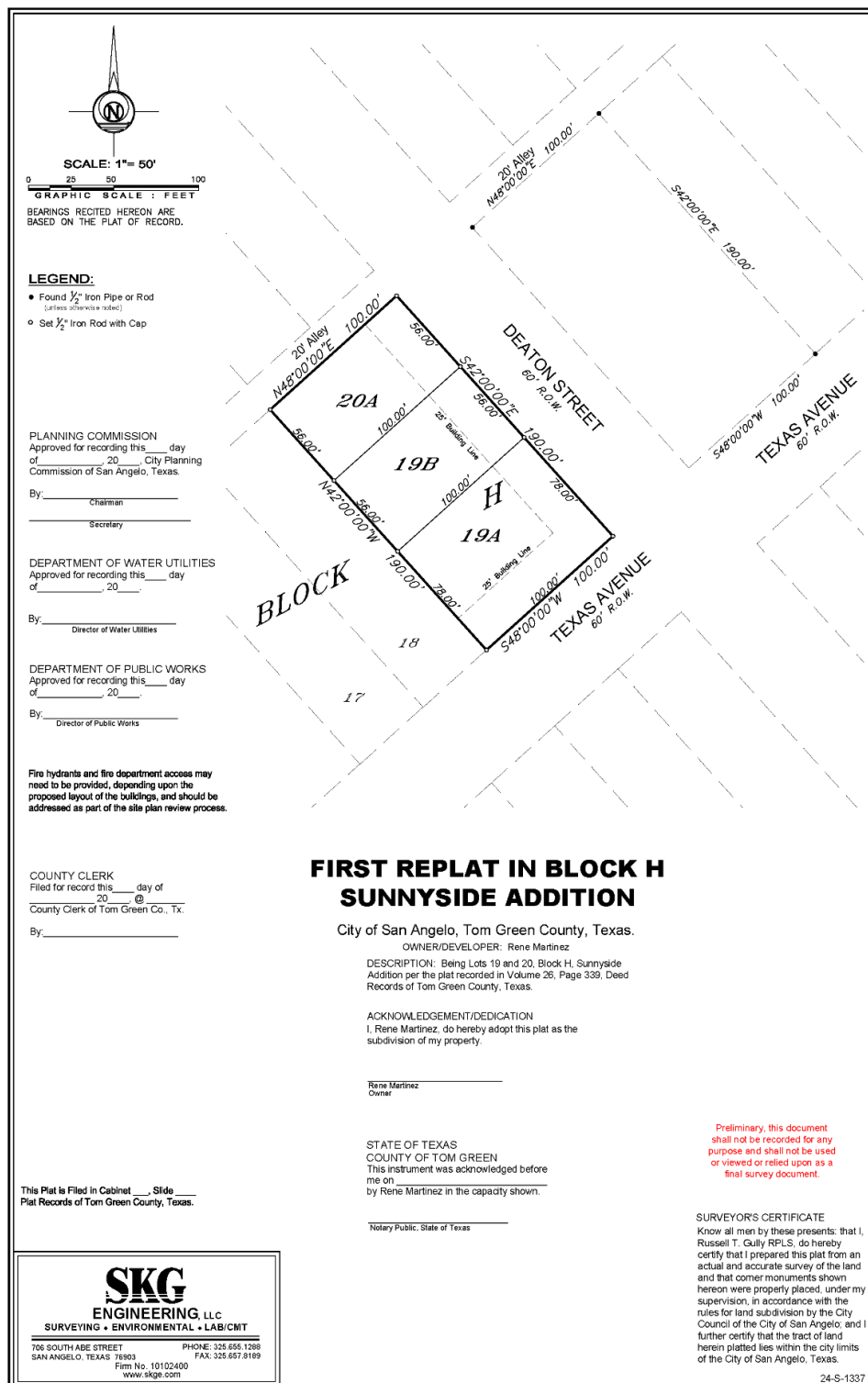
Conditions:

1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision. [Subdivision Ordinance, Chapter 7]
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: If locations have not been determined before recordation, service connection fees can be paid up front with deferred installation.

Aerial Map



Plat



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 26' 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 "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



[illegible]

PLANNING COMMISSION – November 18, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Preliminary and Final Plat	PP24-03 and FP24-22: Bank and Trust Subdivision		
SYNOPSIS:			
A preliminary plat subdividing 7.192 acres of vacant land into four lots for commercial development along U.S. Highway 87, and a final plat outlining one 2.5-acre lot from the southern area of the preliminary plat along Humble Road. One partial variance request for paving width on Humble Road.			
LOCATION:	LEGAL DESCRIPTION:		
North of the intersection of Humble Road and US Highway 87 – N Bryant Blvd.	Acres: 7.318, Abst: A-0061 S-0315, Survey: C BECK, 7.318 ACRES		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 - Tom Thompson Neighborhood - Riverside	General Commercial (CG)	Commercial	PP: 7.192 acres FP: 2.5 acres
THOROUGHFARE PLAN:			
Humble Road: Minor Arterial – Current paving width of 22 feet, minimum of 48 required. Applicant intends to pave incremental half (13 ft. of new pavement) and install curb and gutter. There is 46' of R-O-W and the applicant intends to dedicate and additional 17 feet (more than their incremental half) to bring it to 63 feet whereas 68 is the minimum required. US Hwy 87 / N Bryant & N Bryant Frontage Rd. – TxDOT owned, further improvements not being required.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat, APPROVAL of the Final Plat, and APPROVAL of the partial variance request for paving width on Humble Road.			
PROPERTY OWNER/PETITIONER:			
Owner: The Bank and Trust Petitioner: SKG Engineering			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

The Preliminary Plat encompasses the entire 7+ acre property, creating four new lots for future commercial development. These lots range in size from 1 acre to 2.5 acres. They are all currently vacant. The Final Plat creates one legal lot to the southern tip of the block on the intersection of Humble Road and N Bryant, which is currently set to be developed by the owner for a banking institution. All lots and uses conform with the zoning, Comprehensive Plan, and Purpose Statements.

Recommendation:

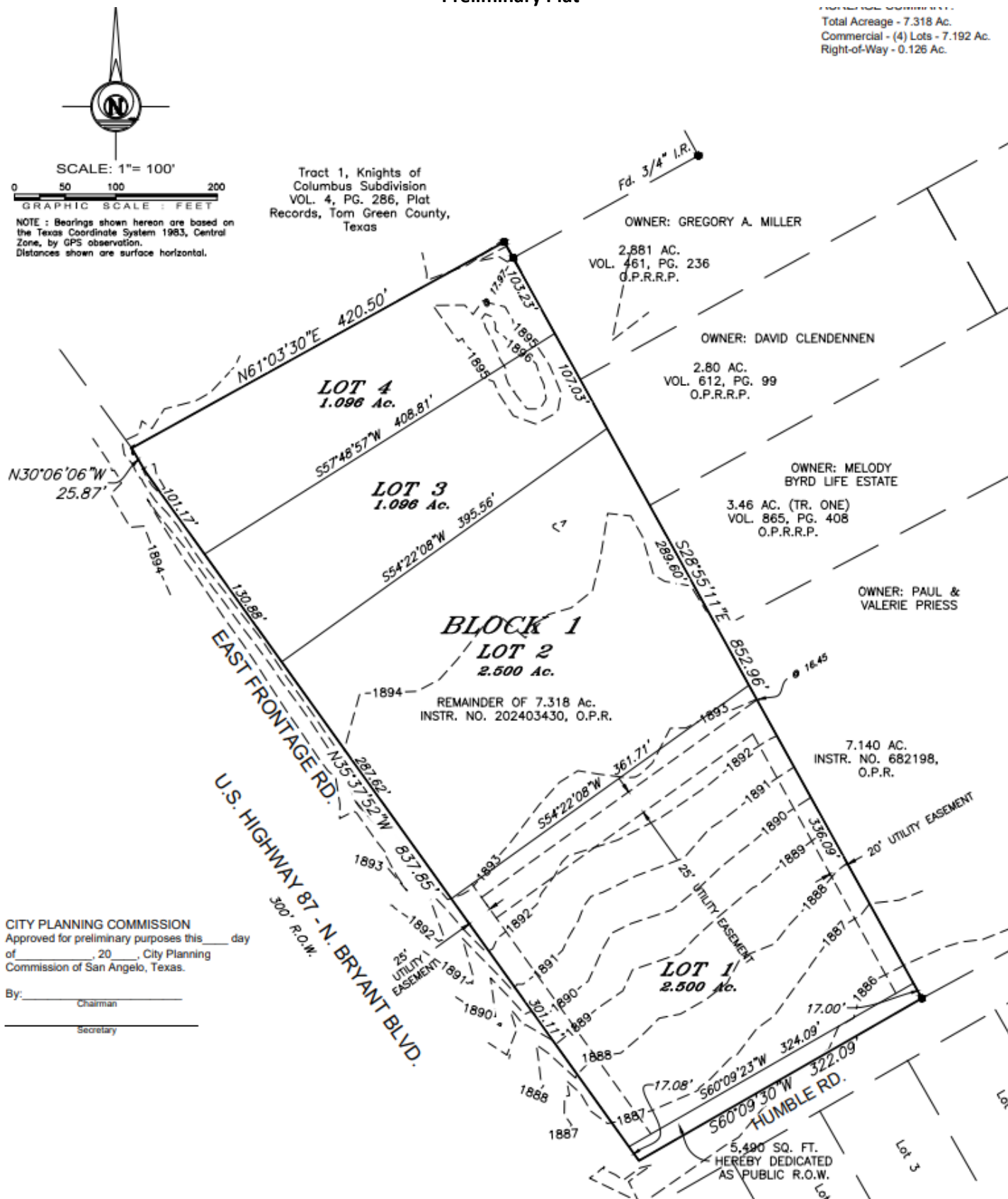
Staff recommend **APPROVAL** of the Preliminary Plat, **APPROVAL** of the Final Plat subject to 5 (five) conditions, and **APPROVAL** of the partial variance request for paving width on Humble Road.

- Final Plat Condition(s):
 1. Submit a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
 2. Prior to plat recordation submit a revised plat, on which the standard right-of-way of 80 feet [LDSO, Ch.10.III.A.1] is dedicated to Humble Road a minor arterial, or receive approval of a variance from the Planning Commission. [LDSO Ch.9.III.A.5].
 3. Prior to plat recordation, prepare and submit plans for the widening of Humble Road, a minor arterial to match the pavement alignment at the intersection with North Bryant being approximately 13 feet of additional pavement or half the incremental width necessary to meet the minimum width of 48 feet [LDSO Ch.10.III.A.2]. Once plans are approved, construct pavement widening. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period. You may also receive approval of a variance from the Planning Commission. [LDSO Ch.6].
 4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of curbing and gutter along Humble Road. [LDSO Ch 9.III.A.5.a.(3)]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch.6].
 5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of sidewalk abutting both Humble Road and North Bryant Blvd. [LDSO, Chapter 9.V.D.1] 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] or receive approval of a waiver.

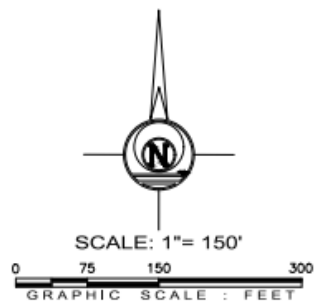
Attachments:

Preliminary Plat
Final Plat

Preliminary Plat



Final Plat



NOTE : Bearings shown hereon are based on the Texas Coordinate System of 1983 Central Zone. Distances shown are surface horizontal.

LEGEND:

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

PLANNING COMMISSION

Approved for recording this ____ day of _____, 20____, City Planning Commission of San Angelo, Texas.

By: _____
Chairman

Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day of _____, 20____.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

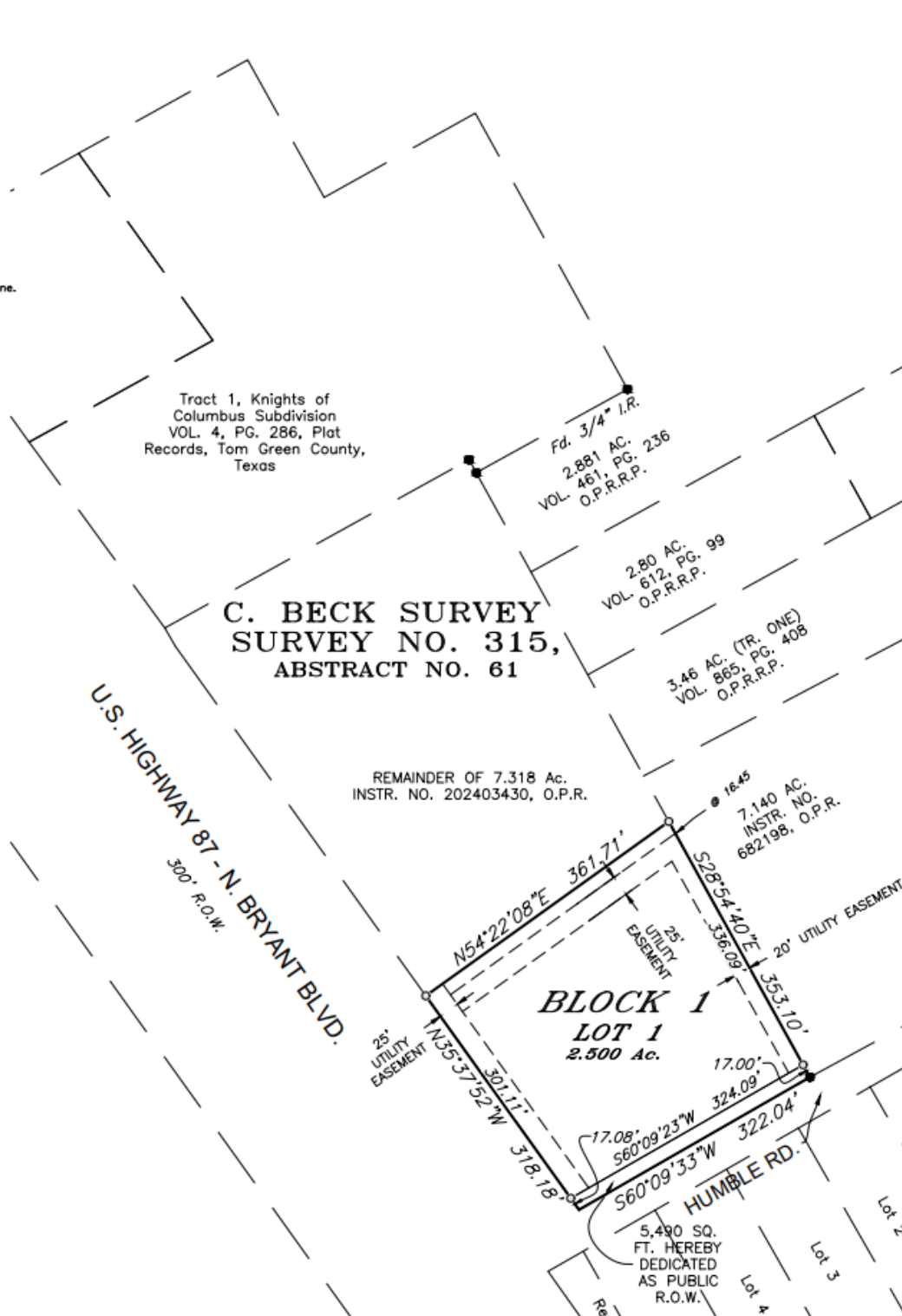
Approved for recording this ____ day of _____, 20____.

By: _____
Director of Public Works

COUNTY CLERK

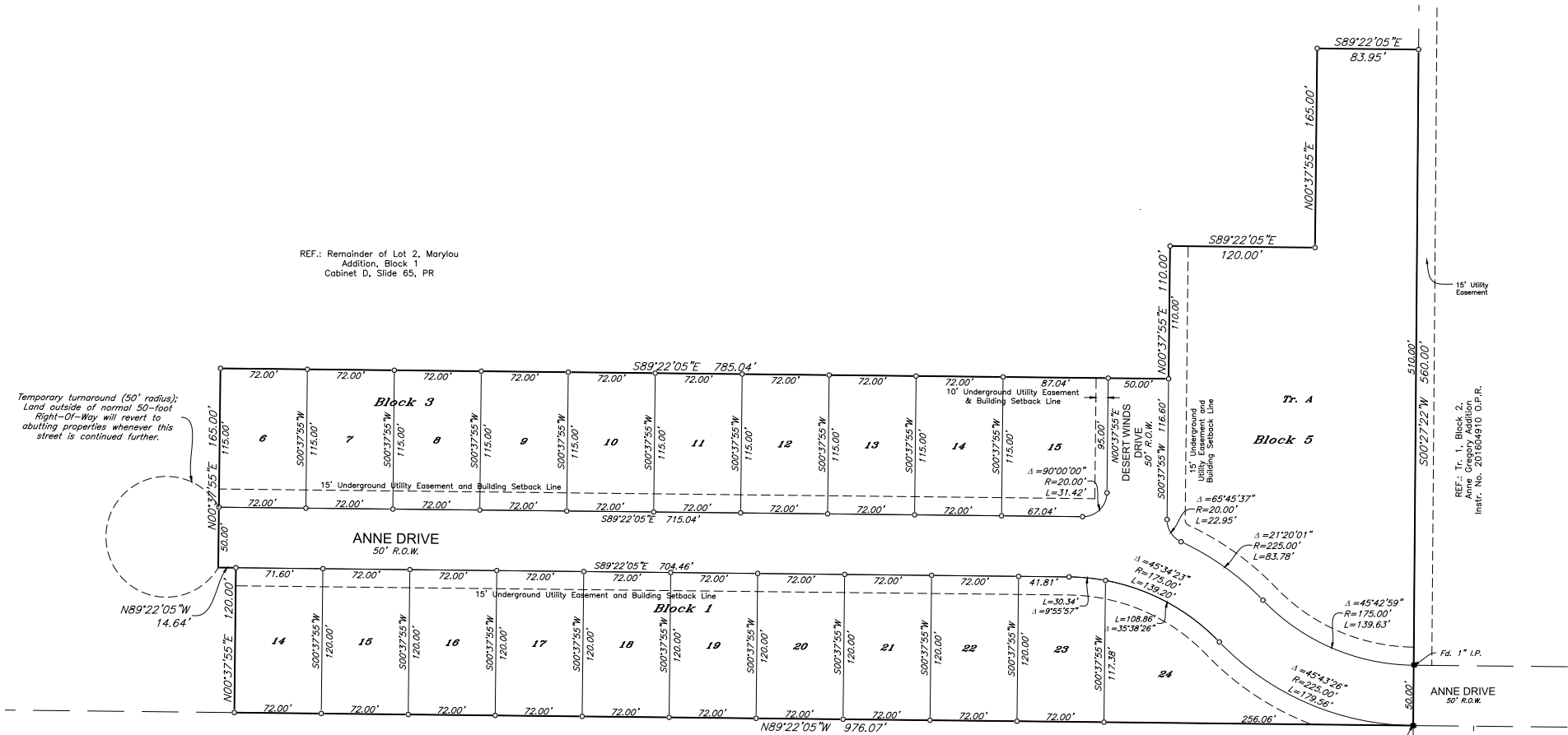
Filed for record this ____ day of _____, 20____, @
County Clerk of Tom Green Co., Tx.

By: _____

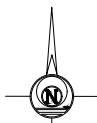


REF.: Remainder of Lot 2, Marylou
Addition, Block 1
Cabinet D, Slide 65, PR

Temporary turnaround (50' radius);
Land outside of normal 50-foot
Right-Of-Way will revert to
abutting properties whenever this
street is continued further.



REF.: 26.97 Ac. Out of
Friedrich Heinemann
Sur. 327, Abstract. No. 344
Vol. 864, Pg. 645 O.P.R.R.P.



SCALE: 1"= 60'
GRAPHIC SCALE FEET
NOTE: Bearings shown hereon are based on
the Texas Coordinate System -
Central Zone.
Distances shown are surface horizontal.

LEGEND:

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

PLANNING COMMISSION
Approved for recording this ___ day
of ___, 20___, City Planning
Commission of San Angelo, Texas.

By: _____
Chairman
Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ___ day
of ___, 20___.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ___ day
of ___, 20___.

By: _____
Director of Public Works

COUNTY CLERK
Filed for record this ___ day of
20___ @
County Clerk of Tom Green Co., Tx.

By: _____

ACKNOWLEDGEMENT/DEDICATION

We, Mission Land Company, LLC, do hereby adopt this plat as
the subdivision of our property and dedicate for the use
of the public the streets and easements shown hereon.

Eric von Rosenberg
Managing Partner

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on ___ day of ___, 20___,
by Eric von Rosenberg in the capacity shown.

Notary Public, State of Texas

CROSSWINDS SUBDIVISION
SECTION ONE-A

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Mission Land Company, LLC

DESCRIPTION: Being 7.274 acres of land out of that certain
30.53 acre tract described and recorded in Instrument No.
202216963, Official Public Records of Tom Green County,
Texas.

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

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

22-E-1300

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

Field Notes are filed as Instrument No. ____
Official Public Records, 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.

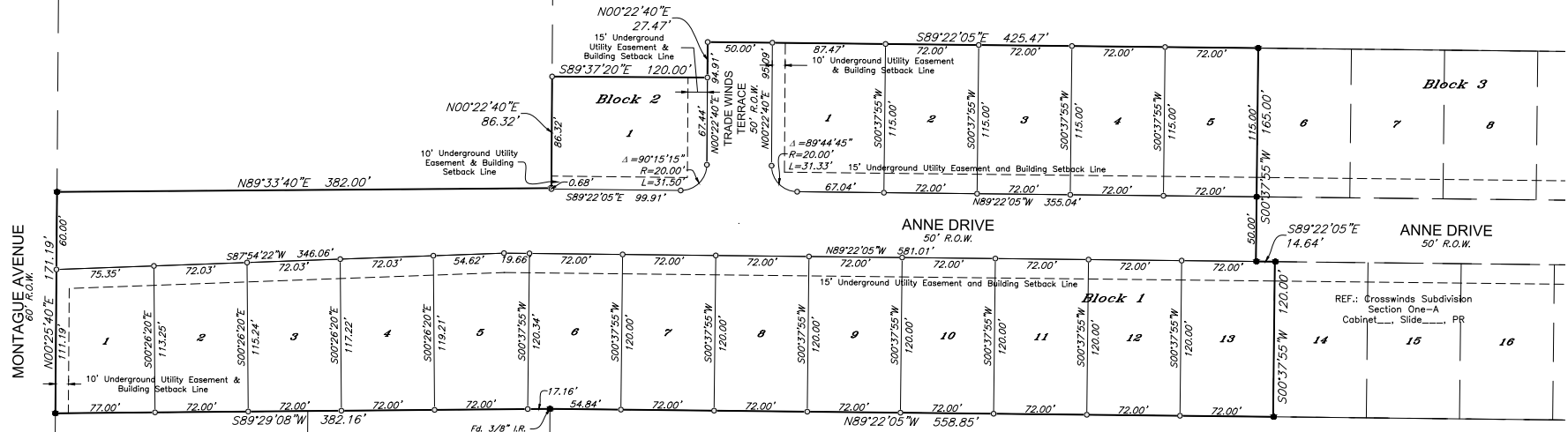
SKG
ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skg.com

Tract A is hereby dedicated to the City of San Angelo for
Stormwater Detention and Recreational Purposes.

REF.: 2.789 Ac. Tr.
George Schubitz Survey No. 326,
Abstract No. 1854
Instr. No. 202118525 O.P.R.

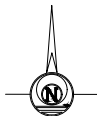
REF.: Remainder of Lot 2, Marylou
Addition, Block 1
Cabinet D, Slide 65, PR



REF.: 1.018
Ac. Tr. Block 20, Bell's Addition
Instr. No. 718558 O.P.R.

REF.: 3.530 Ac. Tr.
Block 20, Bell's Addition
Instr. No. 201806767 O.P.R.

REF.: 26.97 Ac. Out of
Friedrich Heinemann
Sur. 327, Abstract. No. 344
Vol. 864, Pg. 645 O.P.R.P.



SCALE: 1"= 60'
GRAPHIC SCALE FEET
NOTE: Bearings shown hereon are based on
the Texas Coordinate System -
Central Zone.
Distances shown are surface horizontal.

LEGEND:

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

PLANNING COMMISSION
Approved for recording this ____ day
of _____, 20____, City Planning
Commission of San Angelo, Texas.

By: _____
Chairman

Secretary

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

By: _____
Director of Water Utilities

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

By: _____
Director of Public Works

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

By: _____

ACKNOWLEDGEMENT/DEDICATION
We, Mission Land Company, LLC, do hereby adopt this plat
as the subdivision of our property and dedicate for the use
of the public the streets and easements shown hereon.

Eric von Rosenberg
Managing Partner

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

Notary Public, State of Texas

CROSSWINDS SUBDIVISION SECTION ONE-B

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Mission Land Company, LLC
DESCRIPTION: Being 5.028 acres of land out of that certain
30.53 acre tract described and recorded in Instrument No.
202216963, Official Public Records of Tom Green County,
Texas.

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

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

22-E-1300

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

Field Notes are filed as Instrument No. ____
Official Public Records, 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.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skg.com

Tract A is hereby dedicated to the City of San Angelo for
Stormwater Detention and Recreational Purposes.

PLANNING COMMISSION – November 18, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat	FP24-24 and FP 24-25 Crosswinds 1A and 1B		
SYNOPSIS:			
The applicant has applied for two final plats to create 22 residential lots in 1A and 19 residential lots along Anne Dr. between Smith Blvd and Montague Dr. The property has a PD24-05 with an RS-3 underlying zoning but also allows for single family and two-family housing structures.			
LOCATION:	LEGAL DESCRIPTION:		
Future extension of Anne Dr approximately blocks 2000 – 2200 between Montague Ave. and Smith Blvd	Abst: A-1854 S-0326, Survey: G SCHUBITZ, 1.5000 ACRES; Blk: 1, Subd: MARYLOU ADDITION, WEST PART OF LOT 2 BEING 29.0600 AC		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: 4– Lucy Gonzales Neighborhood – Paulann	Planned Development with RS-3 underlying	Neighborhood	12.3 acres
THOROUGHFARE PLAN:			
Anne Dr – Local Road built to standards of 50’ right of way and 40’ paving width. Extension of Anne Dr. - Local Road built to standards of 50’ right of way and 40’ paving width. City Staff recommends 36’ with a sidewalk Montague Ave. – Local Road built to standards of 54’ right of way and 32’ paving width meeting the minimum standard for existing roads. All streets will have curb and gutter.			
STAFF RECOMMENDATION:			
Staff recommends Approval of FP24-24 and FP 24-25 Crosswinds 1A and 1B with seven conditions			
PROPERTY OWNER/PETITIONER:			
Owner: Mission Land Company 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 41 residential lots in a space where housing is needed. The property is under a Planned development to allow RS-3 residential standards as well as single family and two-family housing structure types. The PD increased the Floor Area Ratios from .50 to .70 and the front and rear yard setbacks have been modified. The current proposal is duplex style homes but the flexibility to include other structure types within the development.

Recommendation: *Staff recommends Approval of Crosswinds 1A and 1B with seven conditions:*

- 1. Tax Certificate***
- 2. Drainage Study***
- 3. Install Water mains***
- 4. Install Wastewater mains***
- 5. Install utility service taps for each lot***
- 6. Road construction on extension of Anne Dr., Desert Winds, and Trade Winds terrace according to City Guidelines.***
- 7. Tract A will not be accepted as a dedication to the city at this time. Applicants should follow Article 12.05 Stormwater Management section of the local ordinances***

Attachments:

Aerial Map
Final Plat

Aerial Map



Aerial Map

PD24-05 2298 Houston Harte Frontage Rd

Council District: #4 Lucy Gonzales

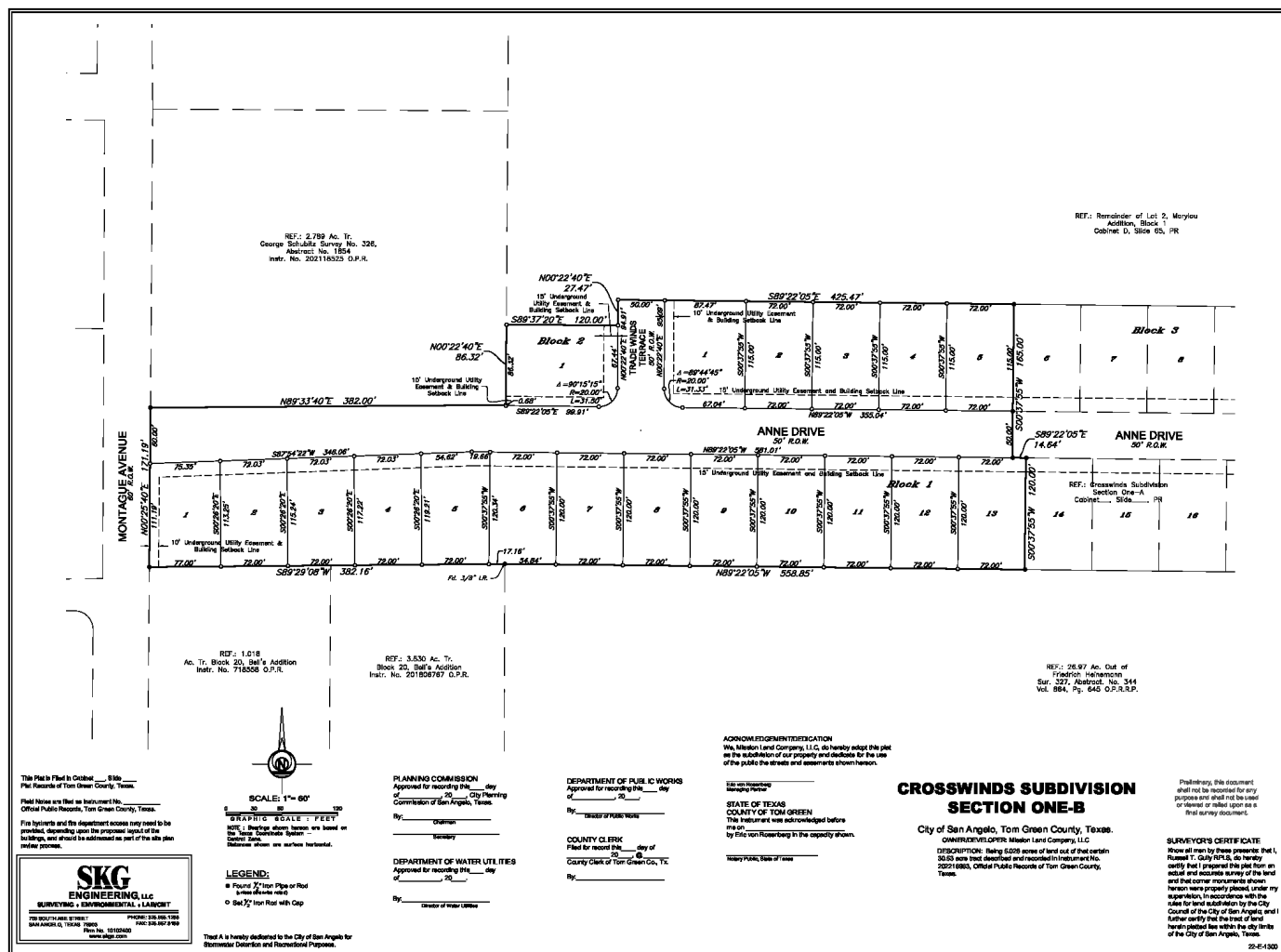
Neighborhood: Paulann

Scale: 0 0.050.1 0.2 0.3 0.4
Miles

Subject Properties: —







STAFF REPORT
PLANNING COMMISSION – November 18, 2024
City Council First Reading – December 17, 2024

APPLICATION TYPE:	CASE:		
Zone Change	Z24-15: Lasker Addition, Block 25		
SYNOPSIS:			
This is a request for a zone change from the General/Heavy Commercial (CG/CH) zoning district to Low-Rise Multifamily (RM-1) affecting six properties around W 18th, W 19th, and Martin Luther King Dr. for residential redevelopment.			
LOCATION:	LEGAL DESCRIPTION(S):		
Between W 18 th Street and W 19 th Street along the eastern side of Martin Luther King Dr.	Acres: 0.161, Lot: 3, Blk: 25, Subd: LASKER ADDITION Acres: 0.161, Lot: 1A, Blk: 25, Subd: LASKER ADDITION, 2ND R/P IN BLK 25 Acres: 0.161, Lot: 2A, Blk: 25, Subd: LASKER ADDITION, 2ND R/P IN BLK 25 Acres: 0.071, Blk: 25, Subd: LASKER ADDITION, N 62 FT OF LOT 12 Acres: 0.102, Blk: 25, Subd: LASKER ADDITION, S 78 FT OF LOT 12 Acres: 0.161, Lot: 11, Blk: 25, Subd: LASKER ADDITION		
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	Current: CG/CH Proposed: RM-1	Commercial	.817 acres
THOROUGHFARE PLAN:			
- West 18th Street – Local Road - West 19th Street – Major Collector - Martin Luther King Drive – Minor Collector			
NOTIFICATIONS			
28 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from General/Heavy Commercial (CG/CH) to Low-Rise Multifamily (RM-1).			
PROPERTY OWNER/PETITIONER:			
Petitioner: Matlock Family Partnership, LLC Owners: Red Ram, LLC, Matlock Family Partnership, LLC			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

While these lots are commercially zoned, four out of the six lots have residential structures and one lot is vacant. These structures are all older, unoccupied, and now under common ownership. The applicant intends to clear these lots and redevelop the area by constructing new two-family or multifamily residences.

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 use envisioned for this property is “Commercial”, which may align with Low-Rise Multifamily zoning according to the Comprehensive Plan.

2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*
This request does not conflict with the Zoning Ordinance in any way, instead seeking to further align the historic use of the property with what would be an appropriate zoning designation.

3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*
The proposed zoning of these properties would be compatible with the surrounding area. There is further residential to the east and busier thoroughfare/commercial to the west, making an ideal place for multifamily development.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
The applicant’s intentions to convert the properties into multifamily residences requires a zone change towards RM-1 zoning and away from the unused commercial 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 do 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 demonstrated community need. Additionally, granting this request would help to promote the infill and redevelopment of the city.

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 help to promote a more sensible development pattern than the immediate area is currently zoned for. The placement of RM-1 at this location would create a transitional pocket of multifamily residential between the single-family residential to the east and the commercial corridors to the west.

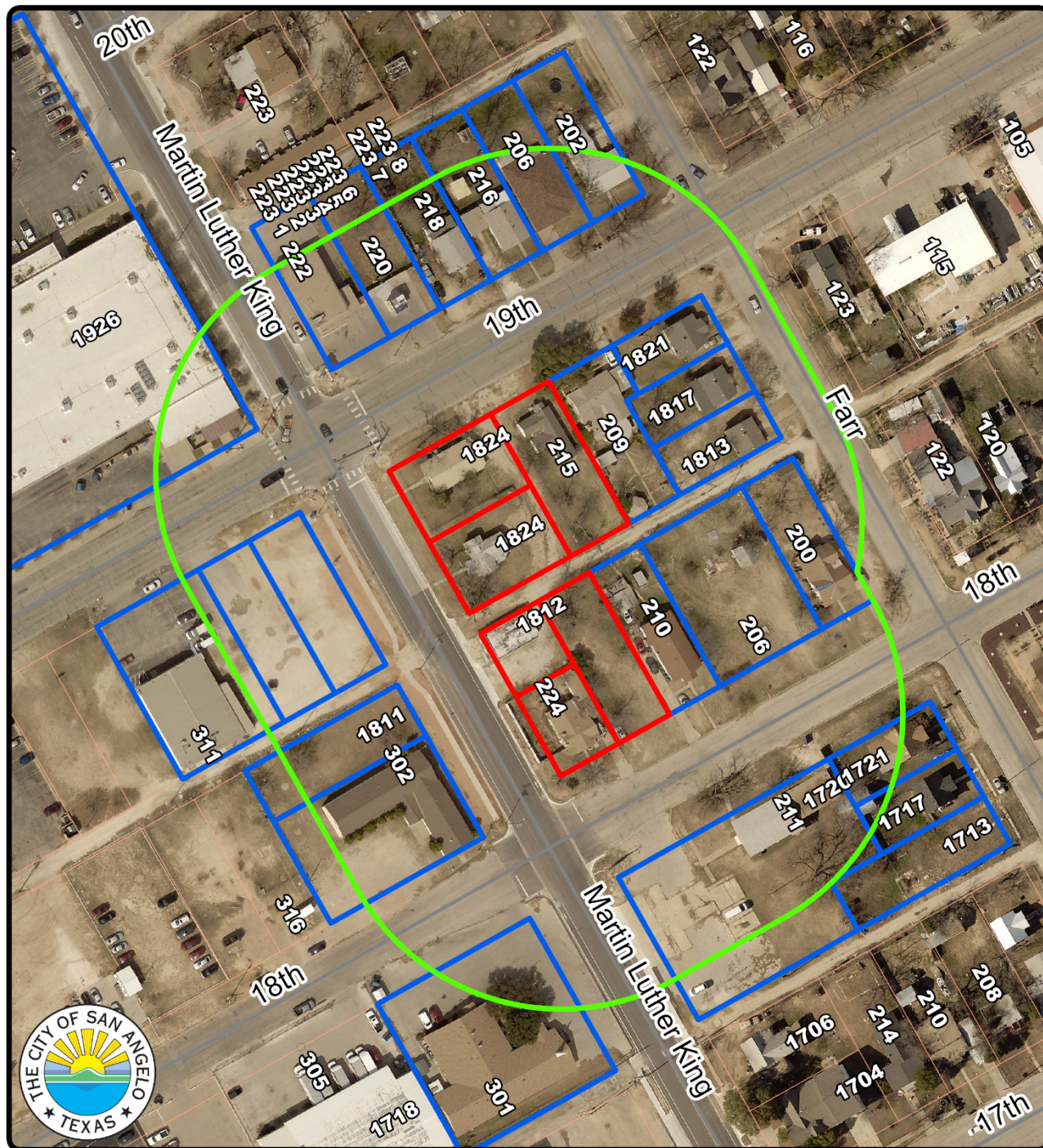
Recommendation:

Staff recommend **APPROVAL** of the zone change from General/Heavy Commercial (CG/CH) to Low-Rise Multifamily (RM-1).

Attachments:

Notification Map
Aerial Map
Zoning Map
Aerial Map

Notification Map



Notification Map
Z24-15: Lasker Addition, Block 25

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

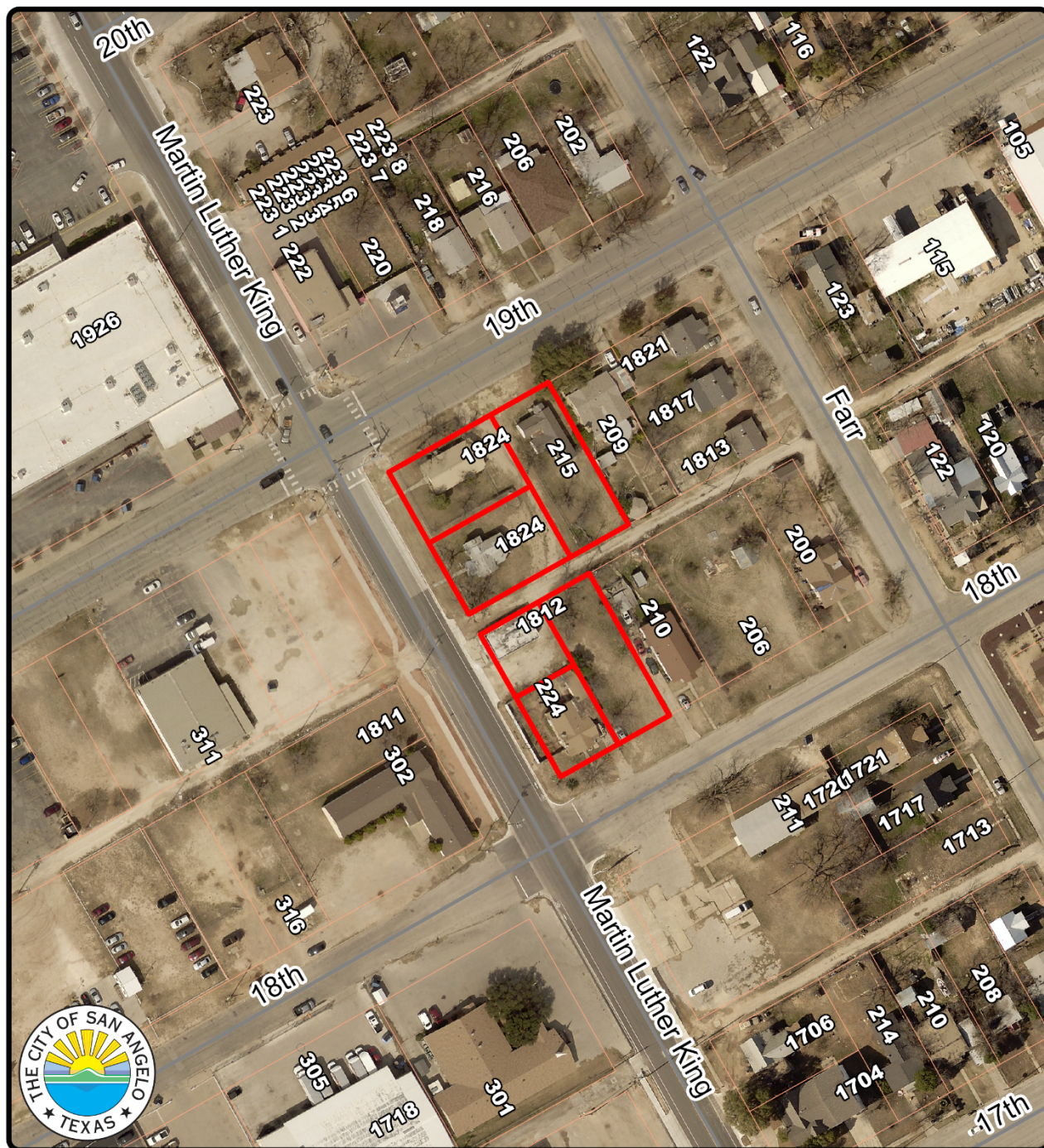
200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Z24-15: Lasker Addition, Block 25

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: 



20th

Martin Luther King

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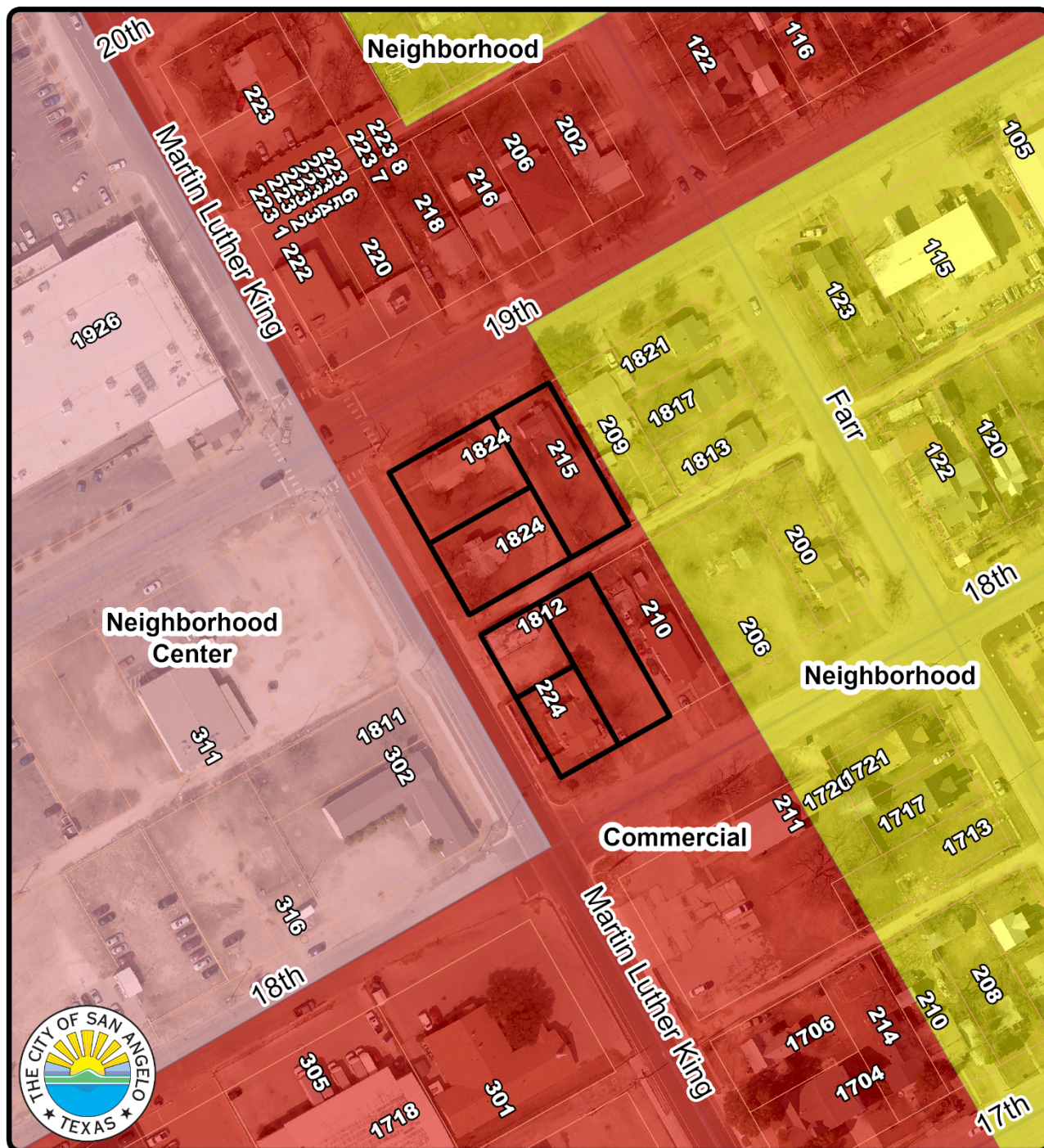
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Vision Plan



Vision Map

Z24-15: Lasker Addition, Block 25

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



MEMO



Meeting

Date: November 18, 2024

To: Planning Commission

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

Request: Approval of a Conditional Use for a short-term rental within District 5, RS-2 zoning area.

Background: CU24-28 - A request for a Conditional Use for a short-term rental located at 818 S Abe. This property is close to ASU and downtown attractions. The property **passed** safety inspection on 9/27/24.

Notification: 16 notifications were sent. Received 1 in opposition and 0 in favor. No additional information was given for the opposition.

Planning Commission Requested Action:

Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 818 S Abe with the following conditions:

- As per Code (Section 8.06), the shrub between the driveways should be no more than 9 feet to avoid obstructing the view while entering and exiting the property.
- Follow the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.

Front of house





Council District: #5 Karen Hesse Smith
Neighborhood: Santa Rita

200' Range:

Subject Property: _____

Notified Properties: 



PLANNING COMMISSION – November 18, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Conditional Use	CU24-29: 999 Knickerbocker		
SYNOPSIS:			
The applicant has applied for approval of a Conditional Use (CU) request to allow a Retail Sales and Service Use in a Light Manufacturing (ML) Zoning District. The applicant has purchased this property and wants to use it as retail and gathering place. This triangle backs up to the railroad line and has been used as retail or a similar manner over the years. A conditional use for retail sales was approved a year ago at the November 2023 Planning Commission meeting.			
LOCATION:	LEGAL DESCRIPTION:		
999 Knickerbocker Road	Lot: B SEC 1-A Hill Pools & Spa, Blk. 1 ALLISON OFFICE ADDITION		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #5 Karen Hesse Smith Neighborhood: ASU – College Hills	Light Manufacturing (ML)	C- Commercial	0.516 acres
THOROUGHFARE PLAN:			
Knickerbocker Rd: Major Arterial – minimum ROW is 76ft, measures about 114ft; minimum paving width is 56ft, measures about 80ft.			
NOTIFICATIONS:			
6 notifications mailed within 200-foot radius on November 1, 2024. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU24-29 subject to three conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Applicant: Billy Pruitt			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210 Rae.lineberry@cosatx.us			

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

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* The proposed use will not have any adverse effects as the area is used almost exclusively as commercial and some heavy commercial. The CU option would be in keeping with the Comprehensive Plan allowing the Planning Commission the right to condition any approval with requirements deemed necessary.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* Staff does not anticipate that the proposed CU would conflict with any portion of this Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* Staff believes the request is compatible with the surrounding area, which as mentioned is mostly commercial uses already.
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse impacts on the natural environment.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* There is a consistent history of commercial and retail use in this location.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* Staff believes the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive and Vision Plans.

Recommendation:

Staff recommends **APPROVAL** of CU24-29, **subject to three conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the General Commercial (CG) Zoning District development standards.
2. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
3. The applicant shall obtain all required permits including a change of occupancy from the Permits and Inspections Division within 6 months of approval. The change of occupancy will include a final development plan showing all parking and any outdoor storage areas.

Attachments:

Aerial Map
Zoning Map
Photographs



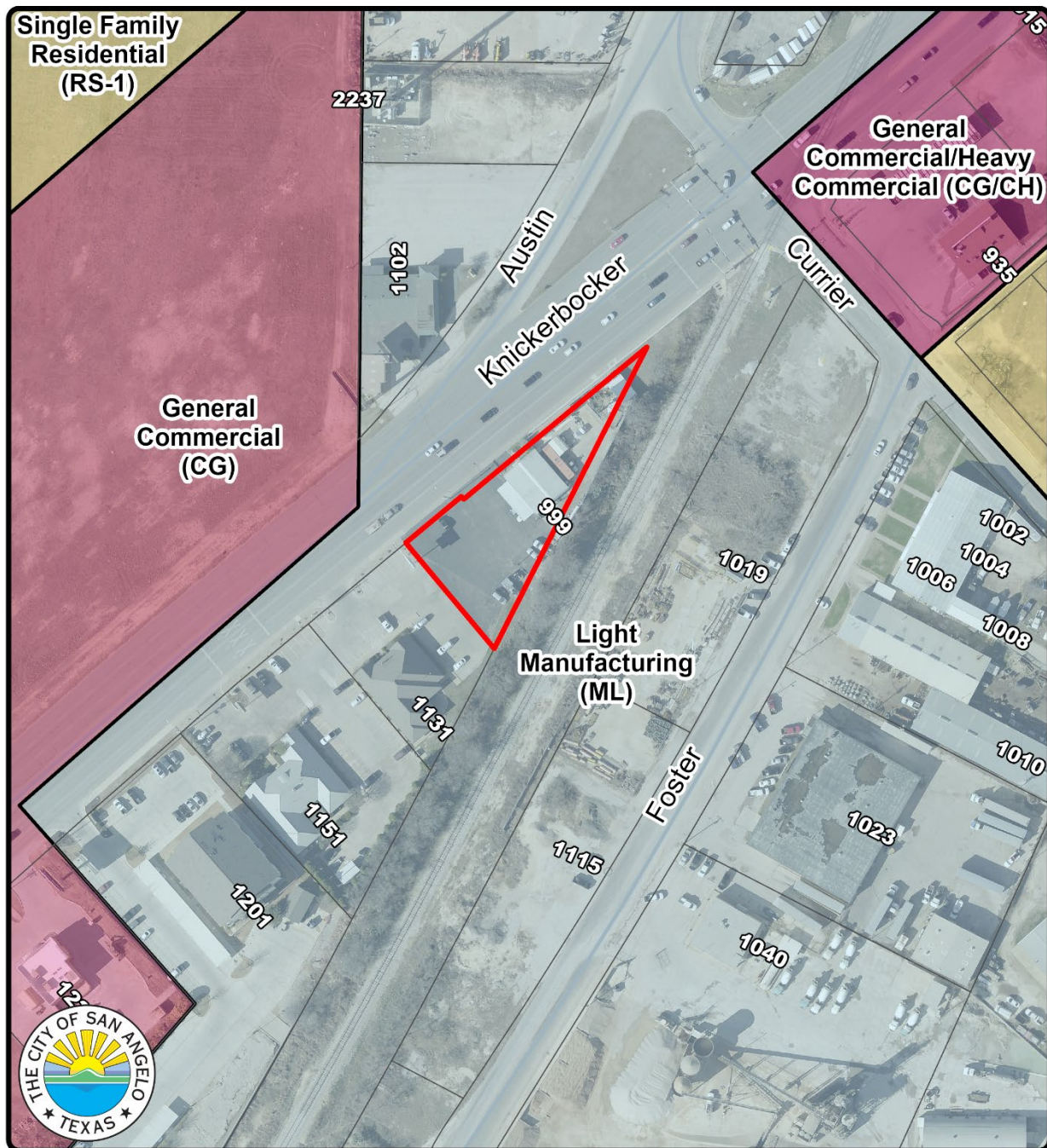
Aerial Map
CU24-29: 999 Knickerbocker Rd.

Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles





Zoning Map

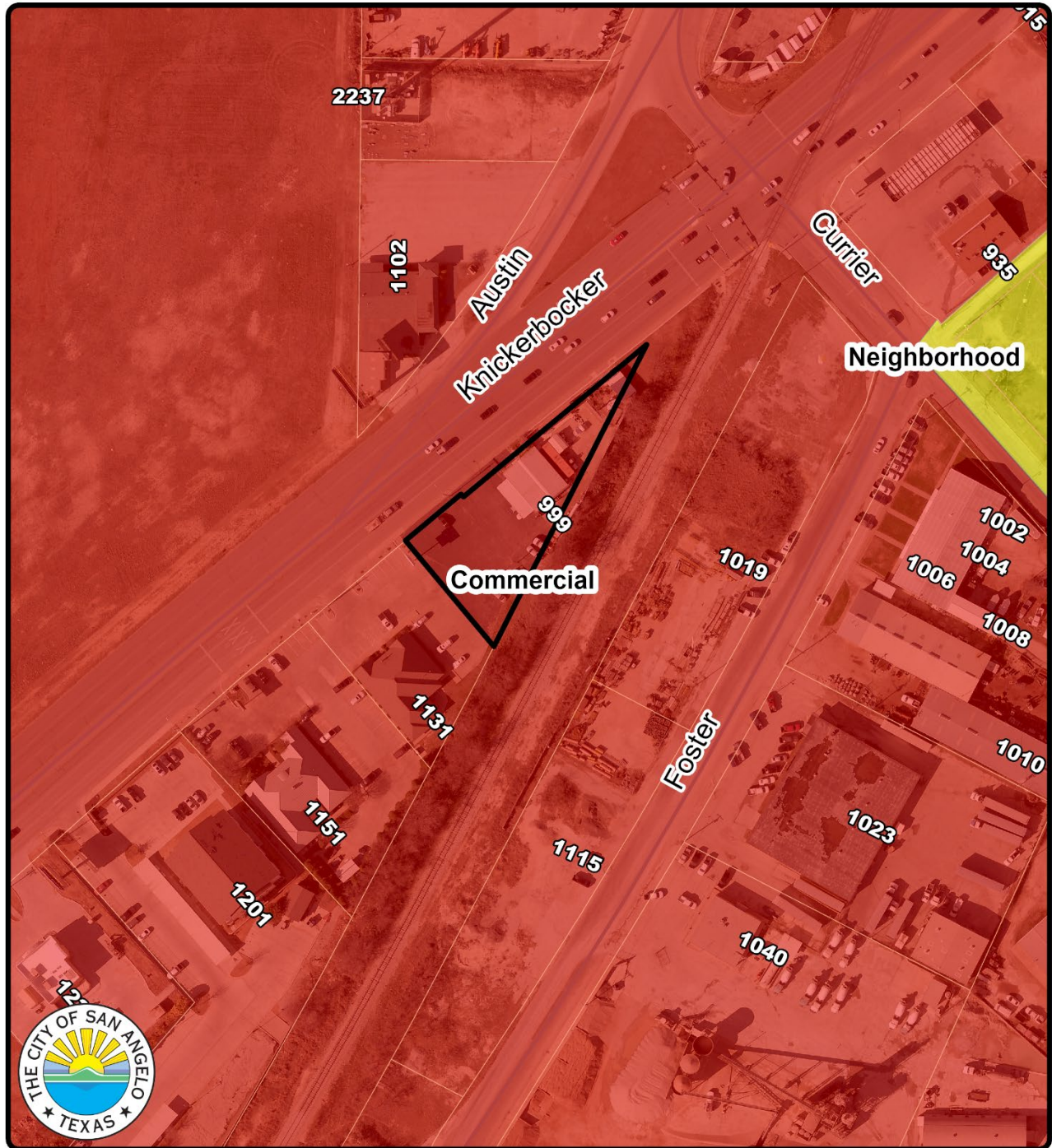
CU24-29: 999 Knickerbocker Rd.

Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —





Vision Map
CU24-29: 999 Knickerbocker Rd.

Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



PLANNING COMMISSION – November 18, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Sign Variance		SV24-02: 2 N Koenigheim St	
SYNOPSIS:			
The applicant has applied for a sign variance to Sec 12.04.005 (a)(1)(B). The variance would allow a second freestanding sign fronting Koenigheim and allow the sign at the property line in lieu of the required 5' setback located at 2 N Koenigheim.			
LOCATION:		LEGAL DESCRIPTION:	
2 N Koenigheim		Acres: 0.545, Lot: 9 & W /2 OF LOT 8 & ALL LOT 10, Blk: 20, Subd: SAN ANGELO ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	Central Business District (CBD)	Downtown	0.545 ac.
THOROUGHFARE PLAN:			
<i>N Koenigheim St</i> – Major Arterial Street (TXDOT) – Provided: 100' right-of-way, 61' paved with curb and gutter <i>Harris St</i> – Minor Arterial Street - Provided: 100' right-of-way, 65' paved with curb and gutter			
NOTIFICATIONS:			
15 notifications were mailed within a 200-foot radius on Nov 1, 2024. Staff has received zero in favor and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends Denial of the Sign Variance to allow a second freestanding sign fronting Koenigheim and allow the sign at the property line in lieu of the required 5' setback located at 2 N Koenigheim.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> Kent Kwik/Chevron <i>Applicant:</i> Prince Signs			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, Extension 1533 rae.lineberry@cosatx.us			

Additional Information: The proposed sign will be located on the corner of N Koenigheim and W Harris Ave. The sign will be at the property line and display gas prices. Chevron does not display gas prices on the canopy over the gas pumps and would like the price sign facing Koenigheim not Harris. It is about 184ft from the current sign at the other side of the property that is facing Koenigheim.

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

- **Hardship:** Section 12.04.013(d) of the Sign Ordinance states that a hardship may result from: (1) The size, shape or dimensions of a structure; (2) The location of the structure; (3) Topographic or physical conditions on the site or in the immediate vicinity; or (4) Other physical limitations, such as street locations or traffic conditions in the immediate vicinity.

The applicant purchased this property and is modifying it to fit their typical business plan. Chevron does not display gas prices on the pump canopy where the previous owner had it. The topographical area is low and flat and if allowed, the sign will be seen as vehicles travel north up Koenigheim. They can place the same sign in the same place, but have it face W Harris. Staff cannot find a hardship to recommend approval.

Variance Criteria:

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

- ***There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises;***
- ***Such special circumstances were not created by the applicant;***
- ***The granting of the variance will be in general harmony with the purpose of this article and will not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general;***
- ***The variance applied for represents the minimum variance necessary in order to afford relief from the hardship;***
- ***The variance applied for does not depart from the provisions of this article any more than is required to identify the applicant's business or use.***

Recommendation:

Staff recommends **Denial** of the Sign Variance to allow a second freestanding sign fronting Koenigheim and allow the sign at the property line in lieu of the required 5' setback located at 2 N Koenigheim.

Attachments:

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

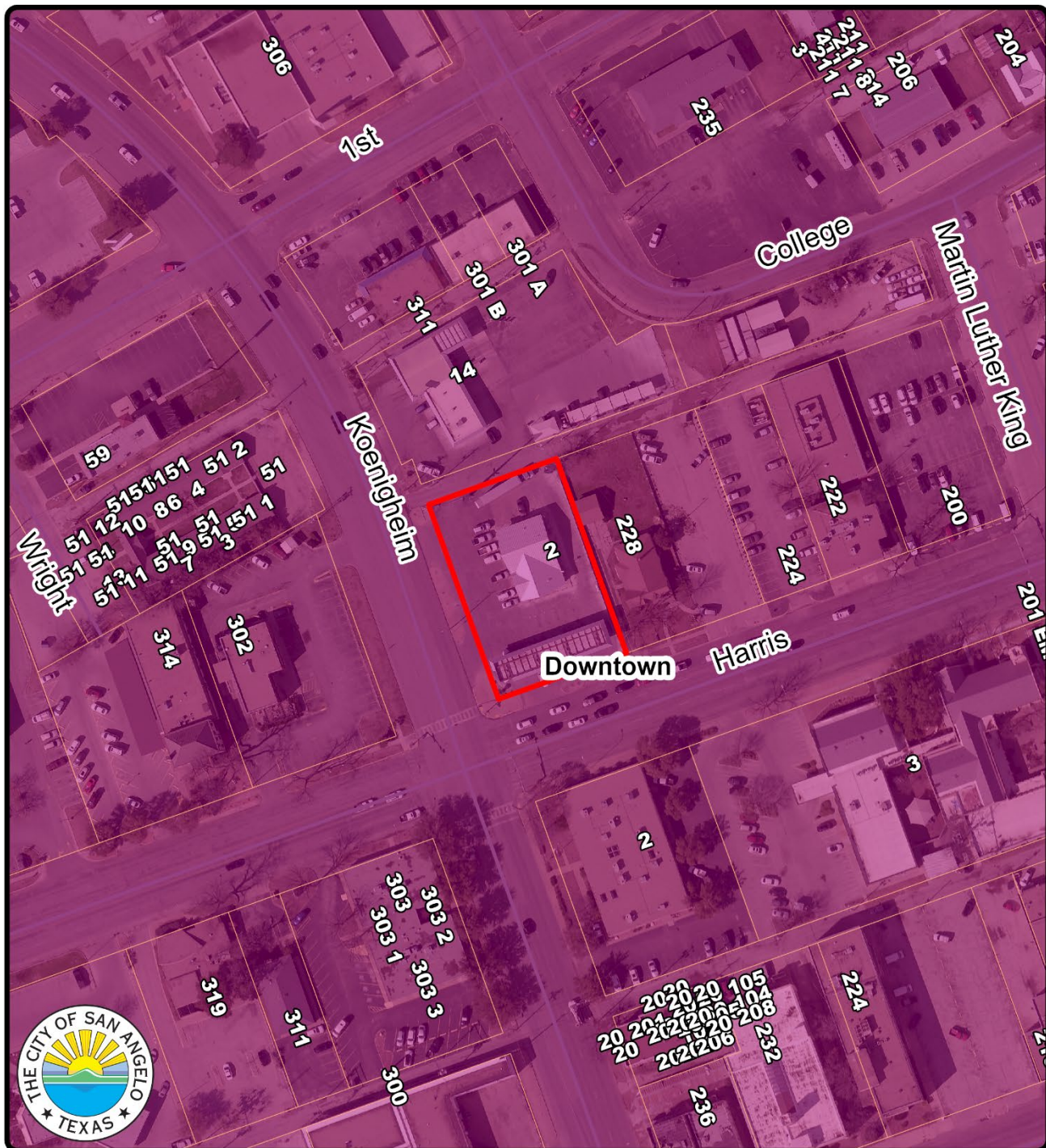


Aerial Map
SV24-02: 2 N Koenigheim
Council District: #3 Harry Thomas
Neighborhood: Downtown

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles





Council District: #3 Harry Thomas
Neighborhood: Downtown

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: _____





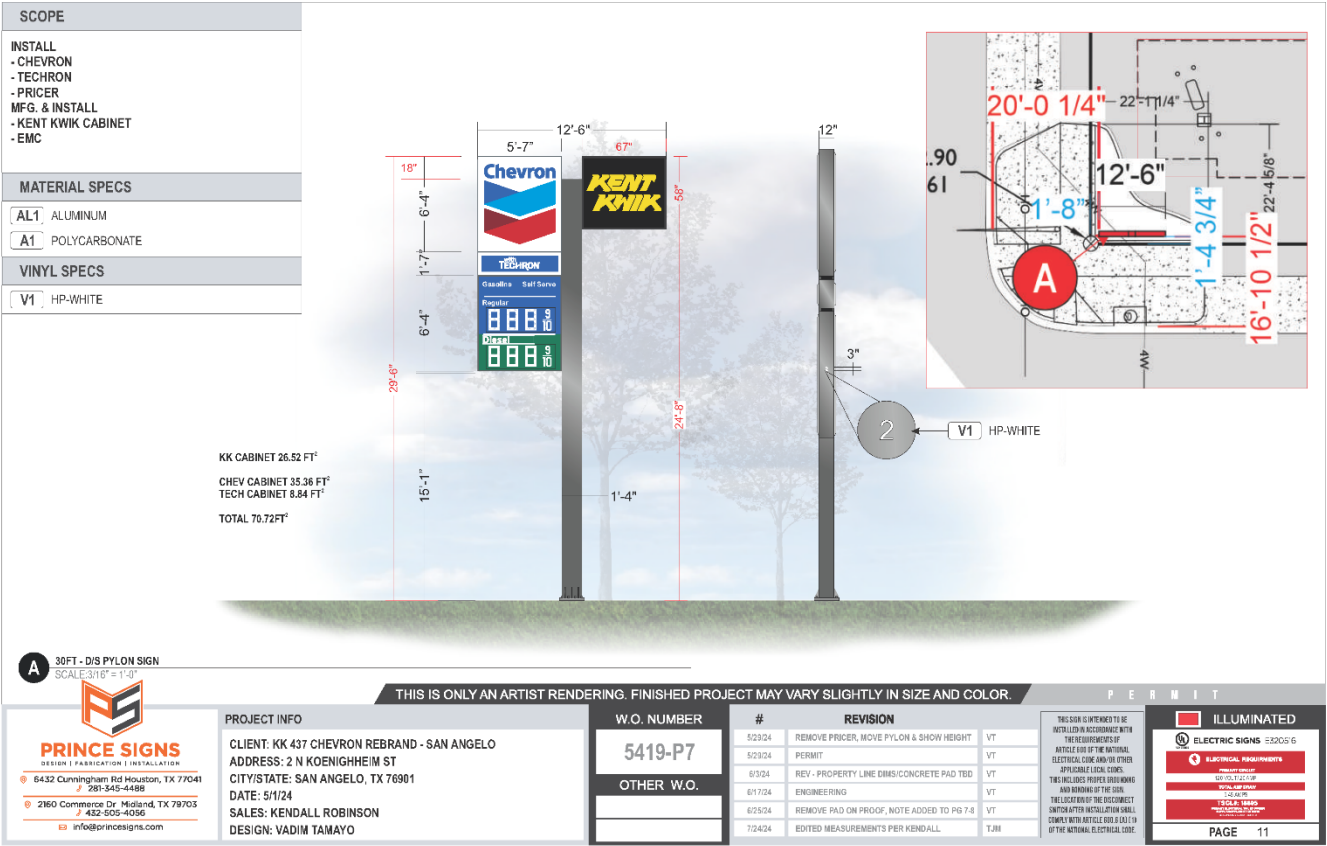
Zoning Map
SV24-02: 2 N Koenigheim

Council District: #3 Harry Thomas
Neighborhood: Downtown

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles







BEFORE



AFTER



PRINCE SIGNS

DESIGN | FABRICATION | INSTALLATION

📍 6432 Cunningham Rd Houston, TX 77041
📞 281-345-4488

📍 2160 Commerce Dr Midland, TX 79703
📞 432-505-4056

✉ info@princesigns.com

PROJECT INFO

CLIENT: KK 437 CHEVRON REBRAND - SAN ANGELO
ADDRESS: 2 N KOENIGHEIM ST
CITY/STATE: SAN ANGELO, TX 76901
DATE: 5/1/24
SALES: KENDALL ROBINSON
DESIGN: VADIM TAMAYO

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

W.O. NUMBER

5419-P7

OTHER W.O.

#	REVISION	
5/23/24	REMOVE PRICER, MOVE PYLON & SHOW HEIGHT	VT
5/23/24	PERMIT	VT
6/3/24	REV - PROPERTY LINE DIMS/CONCRETE PAD TEB	VT
6/17/24	ENGINEERING	VT
6/25/24	REMOVE PAD ON PROOF, NOTE ADDED TO PG 7-8	VT
7/24/24	EDITED MEASUREMENTS PER KENDALL	TJM

THIS SIGN IS INTENDED TO BE
 INSTALLED IN ACCORDANCE WITH
 THE REQUIREMENTS OF
 ARTICLE 600 OF THE NATIONAL
 ELECTRICAL CODE AND/OR OTHER
 APPLICABLE LOCAL CODES.
 THIS INCLUDES PROPER BRIDGING
 AND BONDING OF THE SIGN.
 THE LOCATION OF THE DISCONNECT
 SWITCH AFTER INSTALLATION SHALL
 COMPLY WITH ARTICLE 600.5 (A) (1)
 OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

 **ELECTRIC SIGNS** E3205'6

ELECTRICAL REQUIREMENTS
PRIMARY COILS

TOTAL AIR DRY

TRUCK: 1990
Model: 4000, 5000, 6000
Engine: 2400 cc, 2600 cc, 2800 cc
Capacity: 1000, 1500, 2000

PAGE 12

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City of San Angelo, Texas – Planning Division
52 West College Ave
**Application for Expansion of a Nonconforming
Use/Nonconforming Structure**

**Section 1: Basic Information**

Name of Applicant(s): Angelo Ale House + Pizzeria / Stephen Gossett
☒ Owner ☐ Representative (Notarized Affidavit Required)
1513 Whitney St. San Angelo Tx 76904
 Mailing Address City State Zip Code
325-716-8189 info@angeloalehouse.com
 Contact Phone Number Contact E-mail Address
1529 W Avenue N San Angelo Tx 76903
 Subject Property Address City State Zip Code
Acres: 0.214, Blk: 1, Subd: Delmar Place Addition, 60' x 115.4' of
 Legal Description (can be found on property tax statement or at www.tomgreencad.com)
Monroe Street Lying East of Lot 1
 Lot Size: 0.214 Acres / 9322 Sqft Zoning: CG

Section 2: Site Specific Details

Existing Use of Property: Restaurant
 Proposed Use/Size: Restaurant / Size will remain the same
 Proposed Nonconforming Feature: Free standing lean-to, to provide shade for the
existing rooftop patio

*Use attachment if necessary.

I understand that the Planning Commission is required by law to make decisions based on the following criteria, and I assert that my request meets all of the required criteria based on my explanations below:

Impacts Minimized. Whether and the extent to which the proposed expansion of a nonconforming use creates adverse effects, including adverse visual impacts, on adjacent properties.

Explanation: No it will not

Compatible with Surrounding Area. Whether and the extent to which the proposed expansion of a nonconforming use is compatible with existing and anticipated uses surrounding the subject property.

Explanation: Yes it is

Effect on Natural Environment. Whether and the extent to which the proposed expansion of a nonconforming use would result in significant adverse impacts on the natural environment, including but not limited to adverse impacts on water and air quality, noise, storm-water management, wildlife, vegetation, wetlands and the practical function of the natural environment.

Explanation: No it will not

Section 2 continued: Site Specific Details

Community Need. Whether and the extent to which the proposed expansion of a nonconforming use addresses a demonstrated community need.

Explanation: It will provide shade for our guests and make their dining experience more comfortable and enjoyable

Development Patterns. Whether and the extent to which the proposed expansion of a nonconforming use would result in a logical and orderly pattern of urban development in the community.

Explanation: Yes it will

Section 3: Applicant(s) Acknowledgement

Please initial the following:

SL The Planning Commission makes the final decision on these requests: appeals may be directed to City Council.

SL I understand that the Planning Commission may impose conditions including, but not limited to: Limitations on size, bulk and location; requirements for landscaping, buffering and screening, lighting, & adequate ingress and egress; cash deposits, bonds or other guarantees of performance; other on-site improvements and limitations on the duration or hours of operation of an expanded use.

SL Approval of this request does not constitute approval of permits, site plans, or other processes that require a separate approval.

SL If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

I/We the undersigned acknowledge that the information provided above is true and correct.

Stephen B. Gassett
Signature of licensee or authorized representative

10/16/2024
Date

Stephen B. Gassett
Printed name of licensee or authorized representative

Angelo Ale House & Pizzeria
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: NCU: _____

Associated Case(s): _____

Planning Commission Meeting Date: ____/____/____

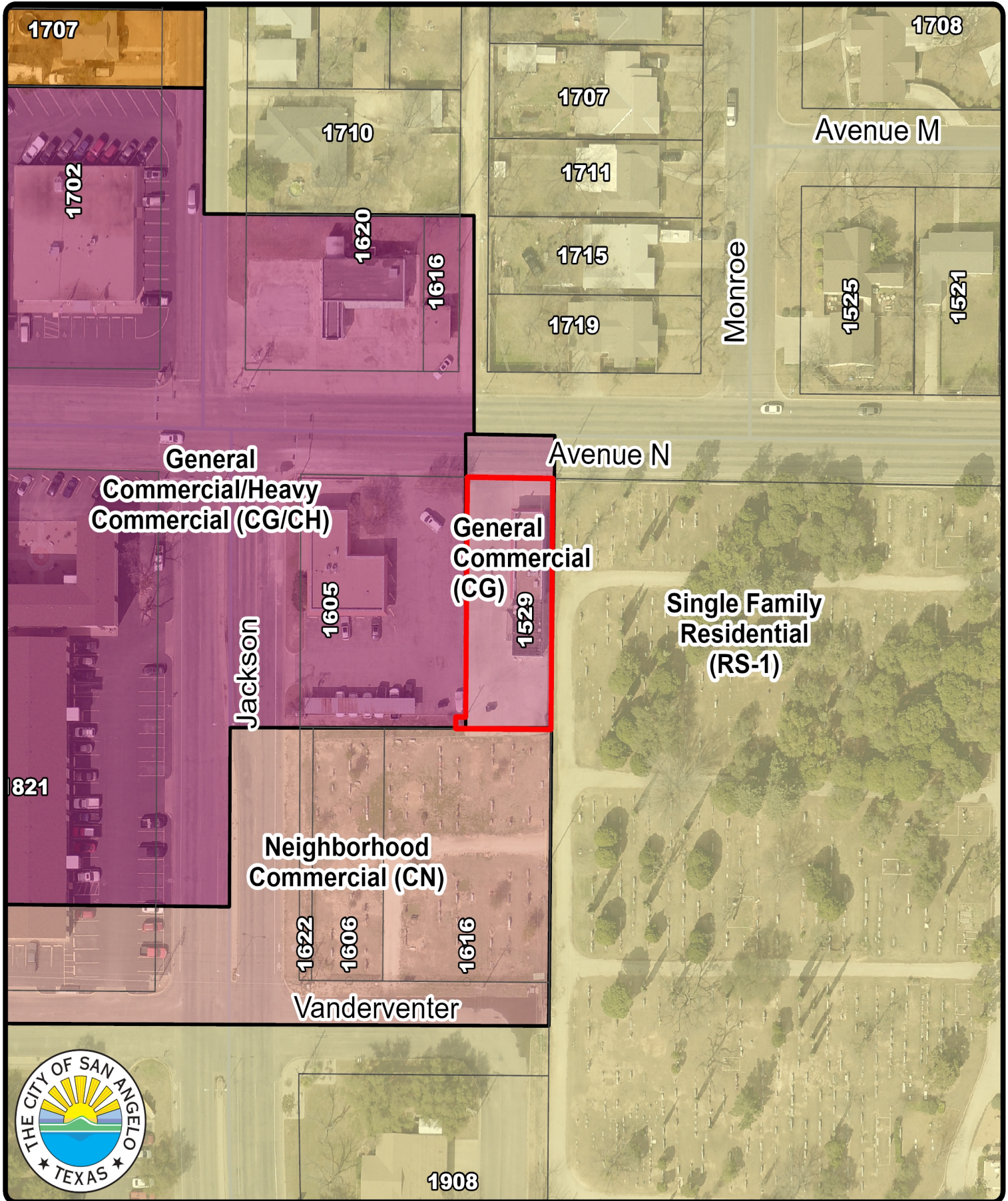
Non-Refundable Fee: \$ _____

Receipt #: _____

Date paid: ____/____/____

Reviewed/Accepted by: _____

Date: ____/____/____



Zoning Map

NCU24-01: 1529 W Ave. N

Council District: #5 Karen Hesse Smith

Neighborhood: ASU - College Hills

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: —



PLANNING COMMISSION – November 19, 2018
STAFF REPORT



APPLICATION TYPE:		CASE:	
Expansion of a non-conforming structure		NCU24-01: 1529 W Ave N	
SYNOPSIS:			
Applicant has a small restaurant and ale house in a building which has approximately 2,200 sq. ft. of indoor space and a rooftop patio with approximately 700 sq. ft. The request is to add a rooftop covering or canopy to provide shade for the seating area. The property is directly abutting the Catholic Calvary cemetery. The cemetery is zoned RS-1 and the separation distance is roughly 3-4 feet. In Section 502 of the current zoning ordinance there must be a separation distance of 10' between land uses. Since this structure has existed before the adoption of the current zoning ordinance the current struct is considered legal nonconforming. To add height with a shade structure the applicant has sought approval through and expansion of a non-conforming structure to the planning commission.			
LOCATION:		LEGAL DESCRIPTION:	
1529 W Ave N		Being 0.214, Blk: 1, Subd: DELMAR PLACE ADDITION, 60' X 115.4' OF MONROE STREET LYING EAST OF LOT 1	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #5 – Karen Hesse Smith ASU-College Hills		CG- General Commercial	NC – Neighborhood Commercial
			SIZE:
			.214 acres
THOROUGHFARE PLAN:			
Avenue N – Major Arterial Street 68' of ROW and 53 of paving with curb and gutter.			
NOTIFICATIONS:			
13 notifications mailed within 200-foot radius on November 1. 2024. Zero received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an expansion of a non-conforming structure to allow for a shade structure or canopy for the rooftop seating area with one condition of approval.			
PROPERTY OWNER/PETITIONER:			
<i>Angelo Ale House & Pizzeria</i> <i>Mr. Stephen Gossett</i>			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 aaron.vannoy@cosatx.us			

Additional Information: The area does not have shade ability based on the location of existing structure and the surrounding properties. The West Texas sun can be very intense in spring, Summer and at times into the early Fall. This restaurant is small and is utilizing as much square footage as possible. The height extension would not violate the height limitation for the General Commercial District and does not increase the non-conformity of the structure or land use.

Recommendation:

Staff recommends **APPROVAL** of an expansion of a non-conforming structure to allow for a shade structure or canopy for the rooftop seating area with one condition of approval.

1. The applicant shall obtain building permit(s) from the Permits and Inspections Division for all remaining improvements to the existing buildings. Any expansion of land or floor area will require a rezoning approval.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs



Aerial Map

NCU24-01: 1529 W Ave. N

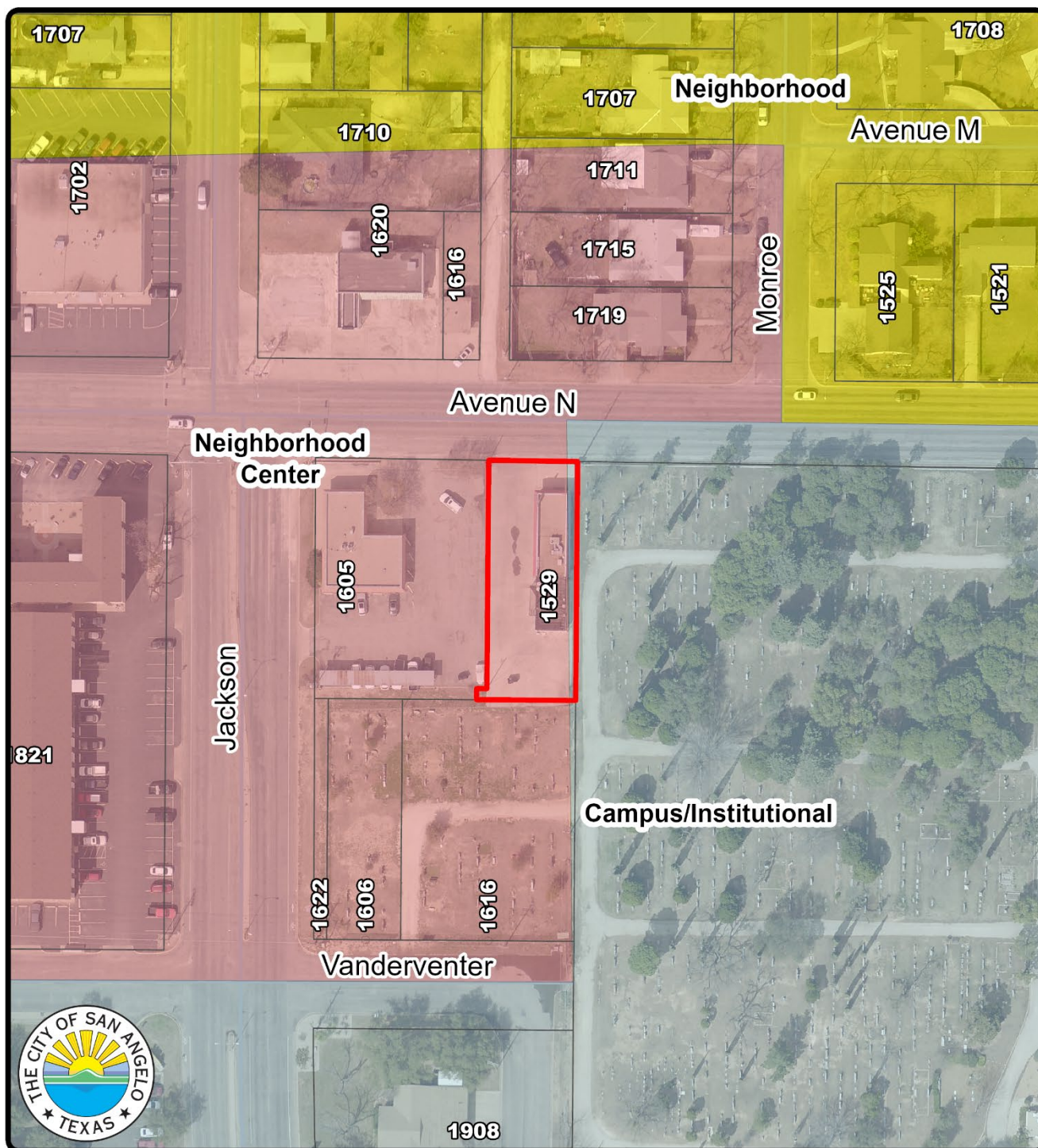
Council District: #5 Karen Hesse Smith

Neighborhood: ASU - College Hills

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: 





Vision Map

NCU24-01: 1529 W Ave. N

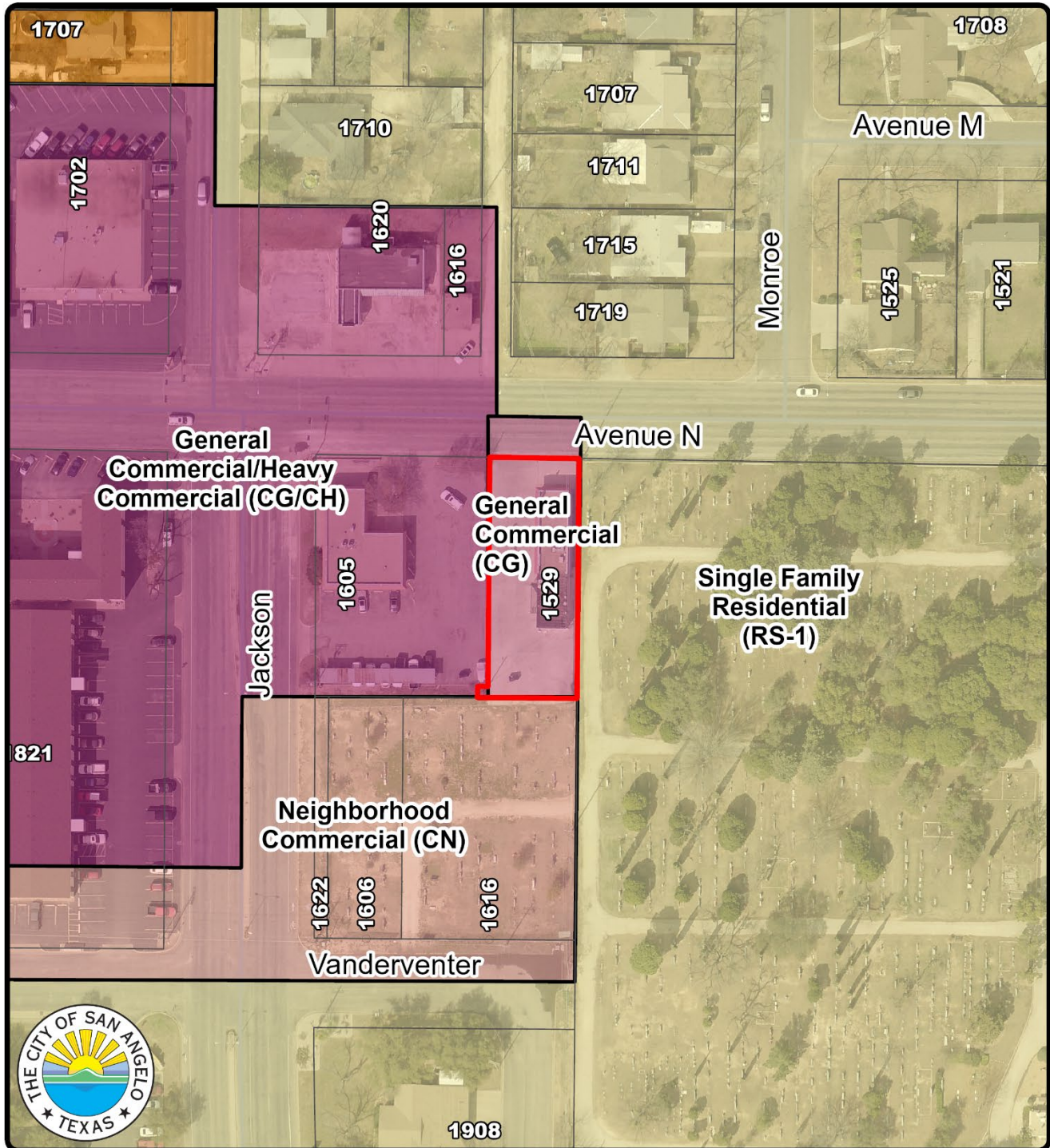
Council District: #5 Karen Hesse Smith

Neighborhood: ASU - College Hills

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: —





Zoning Map

NCU24-01: 1529 W Ave. N

Council District: #5 Karen Hesse Smith

Neighborhood: ASU - College Hills

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: —



Photos of Site and Surrounding Area

Roof top seating



