



Planning Commission

12/16/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on December 16, 2024 at 9:00 AM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. 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 September 16, 2024.
- B. **Meeting Minutes:** Consider approving the meeting minutes from November 18, 2024.
- C. **RP24-26 First Replat in Block A, Group 2, Lake Nasworthy Addition (SMD#1):** A request to replat 2 lots together in Block A, Group 2 of the Lake Nasworthy Addition in the Single-Family Residential (RS-1) zoning district, resulting in one 1.750-acre lot.
- D. **San Angelo Addition Blk 3 (SMD#3):** A request for a second replat Block 3 of the San Angelo Addition in the Central Business District (CBD), resulting in two lots totaling over 1.095 acres located at approximately 128 and 136 E. Concho Ave.

IV. Regular Agenda

A. Subdivision Plats

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

- 1. **FP24-26 Southland Hills Add Sec 24B & FP24-27 Southland Hills Add Sec 23 (SMD#6):** A request to final plat Southland Hills Addition Section 23 & 24B creating 37 lots between both plats located in a Planned Development zoning district.
- 2. **PP24-04 & FP24-23 San Angelo Armstrong Addition Preliminary & Final Plat (SMD#4):** A request for a preliminary and final plat on the San Angelo Armstrong Addition in a Neighborhood Commercial (CN) zoning district.

3. **Concho River Estates Lots 25-26 (SMD#1):** A request to replat lots 25 and 26 in Concho River Estates. This will combine two lots into a tract of just over 13 acres in the Heavy Commercial zoning district. A request for a variance to Chap. 10, Sec III 2. A for a paving width of 0' instead of the required 26' for a local road.
 4. **PV24-03 Vacate Second Replat of Block 25 of Lasker Addition (SMD#4):** A request to vacate the second replat of Laskers Addition, Block 25, which is .321 acres at the corner of Martin Luther King Boulevard and 19th Street.
- B. Conditional Uses**
- The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.*
1. **CU24-30 30 Dellwood Dr (SMD#3):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 30 Dellwood Dr.
 2. **CU24-31 329 River Oaks (SMD#3):** A request for a Conditional Use for a short-term rental located in Single-family Residential (RS-1) zoning district at 329 River Oaks.
 3. **CU24-33 1620 Coke St (SMD#3):** A request for a Conditional Use to allow a commercial parking lot within a Single-family Residential zoning district at 1620 Coke St.
 4. **CU24-34 216 W 5th St (SMD#3):** A request for a Conditional Use to allow a retail sales and service use - both personal service and entertainment services oriented business within a Light Manufacturing zoning District at 216 W 5th St.
 5. **CU24-35 3531 Lutheran Way (SMD#1):** A request for a Conditional Use to allow multi-family apartments within a General/Heavy Commercial (CG/CH) zoning district at 3531 Lutheran Way.
- C. Non-Conforming Use Continuation**
- The Planning Commission has final authority for approval of non-conforming use continuation; appeals may be directed to the City Council.*
1. **NCU24-02 2208 Webster (SMD#2):** A request to continue a non-conforming use of an accessory building located at 2208 Webster.

V. Planning Director's Report

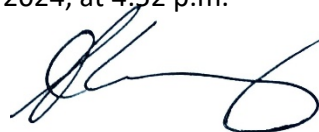
VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, January 27, 2025, at 9 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 12th day of December 2024, at 4:52 p.m.

A handwritten signature in blue ink, appearing to be a stylized 'S' or 'G' followed by a flourish.

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, SEPTEMBER 16, 2024, 9:00 A.M.

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

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

I. Call to Order

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

II. Consent Agenda

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

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

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 Davis. This motion carried 5-0.

III. Regular Agenda

A. Rezoning and Comprehensive Plan Amendments

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

1. **PD24-05 22 98 W Houston Harte Frontage Road (SMD#4)**: A request to rezone to a Planned Development to allow a mixed-use development with an underlying Single-family Residential (RS-1) zoning, and allow Zero Lot Line, Twin Home and Townhome, Duplex, and Two-family Residential with modified setbacks.

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

Commissioner Davis moved to **table** this item until the October PC meeting, seconded by Commissioner Self. This motion carried 5-0.

B. Conditional Uses

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

1. **CU24-24 121 S Bishop St (SMD#5)**: Request for a Conditional Use to allow a Short-Term Rental in a Two-Family Residential (RS-2) zoning district.

Planner Lineberry presented this request to the Commission, which is a short-term rental that was previously approved at this location but did not renew. They currently owe about \$7k in back Hotel taxes and made a payment of \$3k. Setting up a payment plan with Brandon. Zero in favor and three in opposition were received. There has been one police report received for loud music. Owners put a decibel monitor in the home. Staff recommended approval with one condition to follow the rules in section 406 and 408.

Chair Stribling opened public comment.

John Miller (Owner) Very sorry about back taxes. Did not realize they still needed to pay, and they, Brennan and Jennifer Denison are the Operators. They live very close to the property and owner works in San Angelo. They have a plan for keeping noise under control.

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. **CU24-25 1417 Tyler St (SMD#5)**: A request for a Conditional use to allow a short-term rental in a Single-family Residential (RS-1) zoning district.

Planner Lineberry presented this request to the Commission, which is a short-term rental in Santa Rita. Six in opposition. This is a new STR; no police reports, passed safety inspection. There is another STR close by that was operating up until 3 months ago and there might be some confusion between that one and this new application.

Chair Stribling opened public comment.

Michael Book – Owns the house across the street. Opposed to invading areas that are zoned for families.
Kandi Black – Next door to the previous STR. Parking was very bad with previous STRs when combined with the number of regular rentals in the area. Spoke of other neighbors that she knows that are in opposition.

Mr. Sanchez – Tenant in one of the rentals in the area. Currently know everyone that lives close by and would prefer not to see this become a hotel situation. Parking is terrible.

John Miller – Owner of this property. Bishop was the first investment and this is the second. They are committed to being good neighbors and will give their numbers to those in the area. Spoke of potential to have two rentals on the lot, but not allowed by zoning.

Director Vannoy – STR Ordinance will be looked at again in 8 months.

Chair Stribling closed public comment.

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

C. Subdivision Plats

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

1. FP24-15 Southland Hills Addition Sec 25 (SMD#1): Request to Final Plat Southland Hills Addition, Section 25 being 7.050 acres under a Planned Development (PD22-03) zoning district located approximately east of Stone Canyon Trl. and Forest Hill Dr.

Planner Lineberry presented the final plat that will created 36 lots. Staff recommends approval with the conditions of presenting a tax certificate, install water and sewer mains, submit plans for required street construction, and perform drainage study. Walnut Hill Dr. needs to be further constructed before the project starts for some of the lots.

Chair Stribling opened and 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.*

2. RP24-20 Lewis O Woodward Subdivision (ETJ): A request for a replat of three tracts in approximately the 5400 block of Grape Creek Rd into two tracts located in the extraterritorial jurisdiction. A request for two variances on paving width for Grape Creek Road and Irvingdale Road.

Planner Lineberry presented this request for replat with two variances. Staff recommends approval for Grape Creek variance and denial for Irvingdale. A suggestion for partial variance on Irvingdale to pave only

3 feet to have the road meet the minimum fire code requirement of 20 feet. Current ordinance has a minimum of 26 feet. Conditions for these approvals include presenting a tax certificate, ROW dedication for Irvingdale Rd., plans for incremental half of Irvingdale and Grape Creek, plans for sidewalk on Grape Creek (can apply for variance), and perform drainage study.

Discussion by Commissioners clarifying city limits, frontage, and potential future development. COSA have a signed agreement with

Chair Stribling opened public comment.

Erica Wilde, representing the owners, spoke of the cost and the lack of maintenance of county roads. She also brought up a case from 4 months ago that approved a 16 ft. variance for a road. Willing to dedicate ROW, but not sure exactly where the house will be. Irvingdale is treated like a private road.

Chair Stribling closed public comment.

Discussion by Commissioners about performance agreement or deferral of paving. Fire code is hard

Chair Stribling opened public comment.

Erica Wilde proposes a base for this road, instead of actual paving. Chip seal could be an option. Focus is on the financial burden of the client.

Chair Stribling closed public comment.

*Vice Chair Uherik gave a motion to **approve** the request for a variance for paving on Grape Creek Road and **approve** a partial paving variance (3 ft.) on Irvingdale Road . Commissioner Pool seconded this motion, which then was carried 5-0.*

D. Discussion Items & Direction Requests

1. Discussion of San Angelo Adopted Plans

Principal Planner Bailey reviewed 33 plans and studies that have been prepared for COSA. Upon delving into the plans, many were not adopted. 70 people involved in R/UDAT that included stakeholders from across the city.

R/UDAT Final Report and Study of 1992 (Regional Urban Design Assistance Team)

1. American Institute of Architects and Design Committee
2. Regional/Urban Design Assistance Team
3. Set the state for San Angelo's Comprehensive Plan
 - This is the strategy to realize the vision from the comprehensive plan
 - Takes into consideration the market realities, and land use challenges, with an eye towards sustainable placemaking.
 - The growth over the last 50 years is unsustainable.
 - Development is occurring on the fringe, forcing extension of utilities. This causes uses which lack a sense of place or uniqueness.
 - Great places nurture their history and reinvest in their core.
- San Angelo ResIntel Housing Study 2019
 - Missing Middle housing type

- Master Thoroughfare Plan – Comprehensive Plan 2003
- Parks & Recreation Master Plan
- ASU Master Plan 2011/ ASU Centennial Master Plan 2028

Conclusions

- Pedestrian Facilities are needed everywhere
- Parking is a problem
- There are two San Angelos, and they don't intermix
- There is a need for creativity
- Concho Street Arts and Entertainment District
- Introduction of Residential and Mixed Uses
- Started June 2006, adopted spring 2009

Discussion by Commissioners about economic growth being a part of the Comprehensive Plan and utilizing our natural resources, like Lake Nasworthy.

Director Vannoy talks about a grant opportunity and what that can mean for us. Public engagement and community input will be a focus of the process. There is excitement for forward movement!

2. Discussion of battery energy generation and storage (BESS)

Director Vannoy discusses the benefits and risks of energy storage on the utility level.

Potential risks can be mitigated through planning:

- Zoning District restrictions
- Setbacks
- Surface and ground water
- Screening – sight and possible noise
- Safety Plans and Training
- Levels of approval – Staff - Appointed Leadership - Elected Leadership
- Size limitations
- Decommission plan

Commissioners discuss the need for Building and Inspections to be involved in the process. The main concern is the potential risks and protecting our community. Flood zones must be considered.

Michael Looney, COSA DC, speaks about the regional economic development associated with BESS, as well as specifics of building and operating.

3. Discussion on Open Structure Overlay

Director Vannoy talks through the current state of the Open Structure Overlay. Current issues include:

- Vehicle size can be much larger compared to garage space for two vehicles
- We use the garage as a multi-purpose room
- Subdivisions built without alleyways thus back yard parking is not accessible
- Vehicle values are higher, and citizens want to protect their property
- Contractors not getting a permit due to perceived delays
- A proper set of carport plans are approved in 1.5 days

Possible next steps:

1. Look to expand the open structure overlay to more areas of our community
2. Review the design guidelines
3. Review other Ordinances to allow/require rear yard access
4. Strong support of enforcement staff when violations for no permit are found
5. Request staff to create interpretation documents/standards for Carports built in front of the 25' front yard setback

IV. Public Comment

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Chair Stribling opened public comment.

Director Vannoy is working with the Finance Department to register San Angelo with AirBnB to have HOT tax taken automatically. We have software coming online soon that will help manage complaints and other STR details, as well as a new employee that will be responsible for the STRs specifically.

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

V. Planning Director's Report

Introduce Kim Garmany, the new Planning and Development Services Administrator. She'll be participating in meetings, doing some grant writing, and looking at big picture, long-term plans. November we're looking at doing a joint meeting with City Council. In the future, we plan to have two joint meetings each year. We have a cultural district expansion from Sherry Bailey coming soon.

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 Monday, October 21, 2024** in the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Davis moved to adjourn, seconded by Commissioner Self, passes 5-0. The meeting adjourned at 11:55 am.

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

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PLANNING COMMISSION – December 16, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Replat	RP24-26: First Replat in Block A, Group 2, Lake Nasworthy Addition		
SYNOPSIS:			
A request to replat 2 lots together in Block A, Group 2 of the Lake Nasworthy Addition in the Single-Family Residential (RS-1) zoning district, resulting in one 1.750-acre lot. There are no variances required or necessary.			
LOCATION:		LEGAL DESCRIPTION:	
2053 American Legion Road		Acres: 0.927, Lot: 25, Blk: A, Subd: LAKE NASWORTHY, GROUP 2 Acres: 0.823, Lot: 24, Blk: A, Subd: LAKE NASWORTHY, GROUP 2	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Nasworthy	Single-Family Residential (RS-1)	Neighborhood	1.750 Acres
THOROUGHFARE PLAN:			
American Legion Road: Local Road – paving width of 36 feet, R-O-W width of 77 feet, curb and gutter present. Meets all standards.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the First Replat in Block A, Group 2, Lake Nasworthy Addition, subject to two (2) conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: Glen Meadows Baptist Church Petitioner: Wilde Engineering			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines two existing lots into one lot where there is currently one existing structure – a lake house used by Glen Meadows Baptist Church. The request conforms with the Comprehensive Plan and Purpose Statements of the Zoning and Subdivision Ordinances.

Recommendation:

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

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [*Land Development and Subdivision Ordinance, Chapter 7*]
2. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided depending upon the proposed layout of the buildings and should be addressed as part of the site plan review process. [2021 International Fire Code, Section 507.5, and Appendix D]

Attachments:

Replat

[illegible]

PLANNING COMMISSION – September 16, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Replat	RP24-: Second Replat in Blk 3, San Angelo Addition		
SYNOPSIS:			
A request to replat Block 3 of the San Angelo Addition in the Central Business District (CBD), resulting in one lot over 1.095 acres. There are no variances required or necessary.			
LOCATION:		LEGAL DESCRIPTION:	
Northwest corner of S Magdalen St. and E Concho Ave.		Acres: 0.764, Lot: 5 & 6 & E25' OF LOTS 4 & 7, Blk: 3, Subd: SAN ANGELO ADDITION, & S38.5' OF 14 & 15 & W25' OF E 50' OF N23' OF LOT 7 Acres: 0.177, Blk: 3, Subd: SAN ANGELO ADDITION, E66 OF W75 OF 4 & E66 OF W75 OF S17' OF 7	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	1.095 Acres
THOROUGHFARE PLAN:			
S Magdalen Street – Local Road: R-O-W width of 65 feet, current paving width of 44 feet. Both measurements meet the required minimums. E Concho Avenue – Parkway: R-O-W width of 90 feet, current paving width of 70 feet. Both measurements meet the required minimums.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Second Replat in Blk 3, San Angelo Addition subject to one conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Cain Investors & W. Franklin Real Estate Holdings Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines a little more than four existing lots into one lot, spanning an office building and residential structure under common ownership at the corner of S Magdalen and E Concho. The request conforms with the Comprehensive Plan and Purpose Statements of the Zoning and Subdivision Ordinances.

Recommendation:

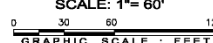
Staff recommend **APPROVAL** of the First Replat in Blk 3, San Angelo Addition, subject to the following **one** conditions of approval:

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

Attachments:

Replat

Replat


SCALE: 1"= 60'

GRAPHIC SCALE : FEET
BEARINGS ARE BASED UPON THE PLAT OF RECORD.

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

DEPARTMENT OF PLANNING
Approved for recording this ____ day
of ____, 20__.
By: _____
Director of Planning

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

**FIRST REPLAT IN BLOCK 3
SAN ANGELO ADDITION**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: W. Franklin Real Estate Holdings, LLC & Cain Investors, LLC.
DESCRIPTION: Being all of Lot 5 and the East 25 feet of Lot 4 and the South 77 feet of Lot 6 and the South 77 feet of the East 25 feet of Lot 7, Block 3, San Angelo Addition, according to Exhibit A, Tract One, recorded in Instrument Number 201714152, Official Public Records of Tom Green County, Texas and a part of Lots 6, 7, 14 and 15, Block 3, San Angelo Addition, according to Exhibit A, Tract Two, recorded in Instrument Number 201714152, Official Public Records of Tom Green County, Texas and the West 50 feet of the North 83 feet of Lot 7, Block 3, and the West 25 feet of the East 50 feet of the North 60 feet of the South 77 feet of Lot 7, Block 3, San Angelo Addition and being out of Exhibit A, Tract 7, recorded in Instrument Number 201901313, Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
We, W. Franklin Real Estate Holdings, LLC & Cain Investors, LLC, do hereby adopt this plat as the subdivision of our property.

Wilson Franklin
W. Franklin Real Estate Holdings, LLC

Brandon Cain
Cain Investors, LLC.

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Wilson Franklin & Brandon Cain in the capacity shown.

Notary Public, State of Texas

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

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

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

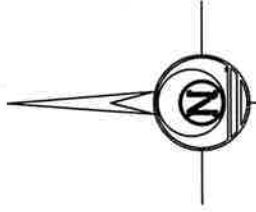
SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skg.com

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

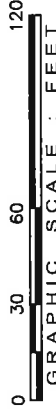
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision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

24-S-1123

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



SCALE: 1"= 60'



BEARINGS ARE BASED UPON THE PLAT OF RECORD.

LEGEND:

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

DEPARTMENT OF PLANNING
Approved for recording this 16 day
of September, 2024.

By: [Signature]
Director of Planning

DEPARTMENT OF WATER UTILITIES
Approved for recording this 24 day
of October, 2024.

By: [Signature]
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this 24 day
of October, 2024.

By: [Signature]
Director of Public Works

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

COUNTY CLERK [Signature]
Filed for record this 25 day of October, 2024, @ 9:25
County Clerk of Tom Green Co., Tx.

By: [Signature]
County Clerk

This Plat is Filed in Cabinet H, Slide 117
Plat Records of Tom Green County, Texas.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com

FIRST REPLAT IN BLOCK 3 SAN ANGELO ADDITION

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: W. Franklin Real Estate Holdings, LLC & Cain Investors, LLC.

DESCRIPTION: Being all of lots 4, 5, 6, 7 and the south 38.50 feet of lots 14 and 15, Block 3, San Angelo Addition and being all of that certain Tract One and Tract Two described and recorded in Instrument No. 201714152 and the west 9.00 feet of lots 4 and 7 described and recorded in Instrument No. 201901313 Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

We, W. Franklin Real Estates Holdings, LLC & Cain Investors, LLC, do hereby adopt this plat as the subdivision of our property.

[Signature]
Wilson Franklin
W. Franklin Real Estate Holdings, LLC

[Signature]
Brandon Cain
Cain Investors, LLC.

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on 10/18/2024
by Wilson Franklin & Brandon Cain in the capacity shown.

[Signature]
Notary Public, State of Texas



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.



[Signature]

PLANNING COMMISSION – December 16, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat(s)		FP24-26 and FP24-27 Southland Hills Addition Sec 23 and Sec 24-B	
SYNOPSIS:			
The applicant has applied for two final plats which will create 37 lots in the South Hills Addition being Sec 23 and Sec. 24-B. Zoning is PD22-03 with a base zoning of RS-3 and allowing single family structures.			
LOCATION:		LEGAL DESCRIPTION:	
Between Stone Canyon, future Valleyview, and Future College Hills; being 24 lots on Maplewood and 13 lots on Forest Hill Dr.		29.242, Abst: A-0141 S-0180, Survey: C DAMMANN, 29.242 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD: 6– Larry Miller Neighborhood – Bonham		Planned Development – RS-3 base zoning	Neighborhood
		SIZE:	
		Sec 23- 4.996 Ac. Sec 24B – 2.366 Ac.	
THOROUGHFARE PLAN:			
Maplewood Dr. – Local Road will be built to standards of 50’ right of way and 40’ paving width. Forest Hill Dr. – Local Road will be built to standards of 50’ right of way and 40’ paving width.			
STAFF RECOMMENDATION:			
Staff recommends Approval of FP24-26 and FP24-27 Southland Hills Sec 23 and Sec 24B with the standard conations and notes.			
PROPERTY OWNER/PETITIONER:			
Owner: DUNCAN GROUP SOUTHLAND LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Aaron Vannoy Director of Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed Final Plats will create 37 residential lots. The purpose of these final plats will remove a previously approved alleyway as the builders of these lots are utilizing front entry garages along Maplewood and Forest Hill Dr. The removal of the alleyway will give additional backyards to the adjacent property owners. This meets the Planned development (PD22-03) development standards.

In the Planned Development approval there is the requirement for future plats to include an extension of College Hills as a local road to the south from the current Valleyview and College Hills intersection. As well as the requirement for the construction of Valleyview between Stone Canyon and College Hills once the area has 75% development. Both items under the subdivision ordinance shall meet Chapter 5, Section VI Phased Developments.

Recommendation: *Staff recommends Approval of FP24-26 and FP24-27 Southland Hills Sec 23 and Sec 24B with the standard conations and notes.*

- 1. Tax Certificate***
- 2. Drainage Study***
- 3. submit plans and construct Water and Sewer mains***
- 4. Install utility service taps per lot***
- 5. provide for the adherence to Ch. 5 Section VI of subdivision ordinance for phased developments***
- 6. Submit plans and construct local roads***

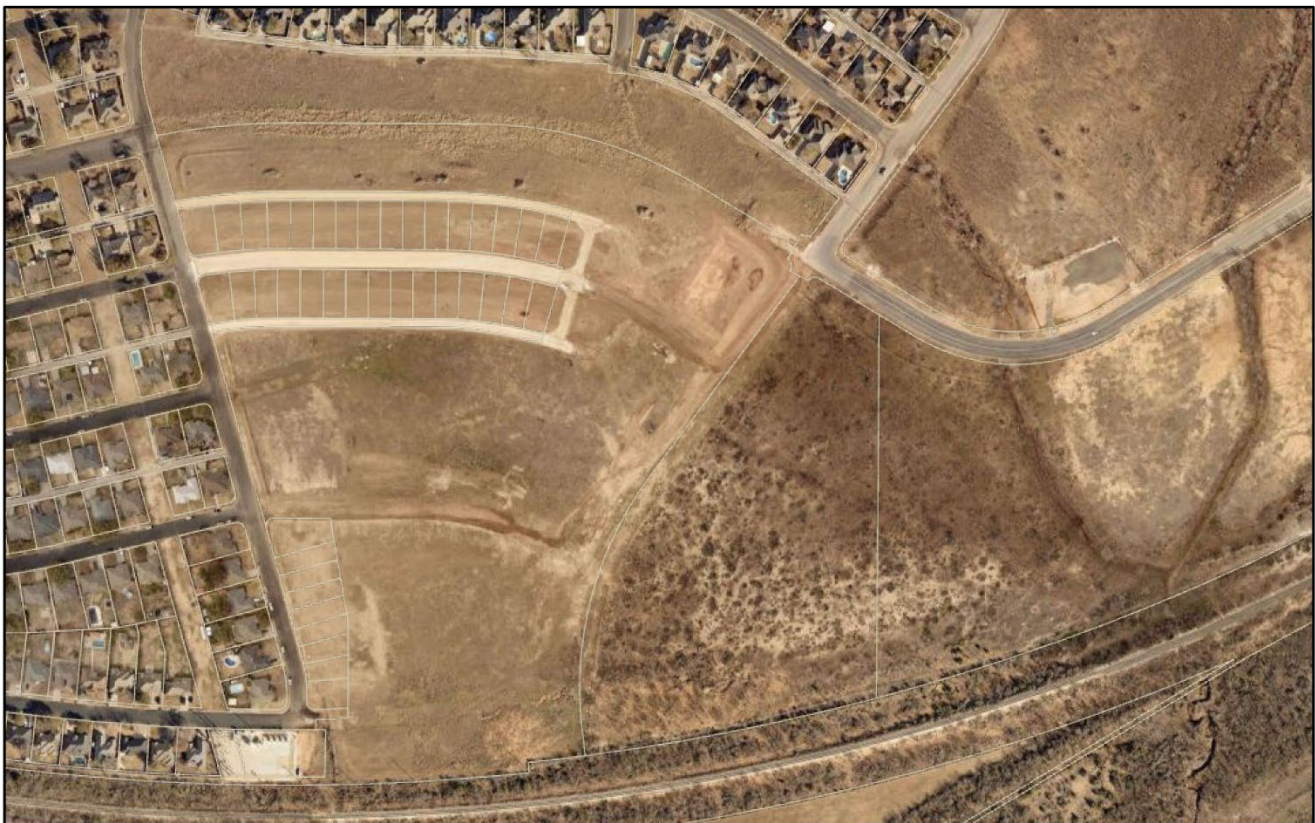
Notes: Adhere to the development standards in PD22-03 and the future development requirements for construction of Valleyview and College Hills Blvd as triggered by the planned development.

Attachments:

Aerial Map
Final Plat (s)

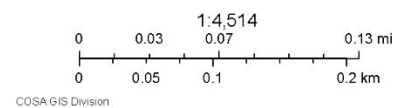
Aerial Map
Sec 23 and 24B

Aerial with Image

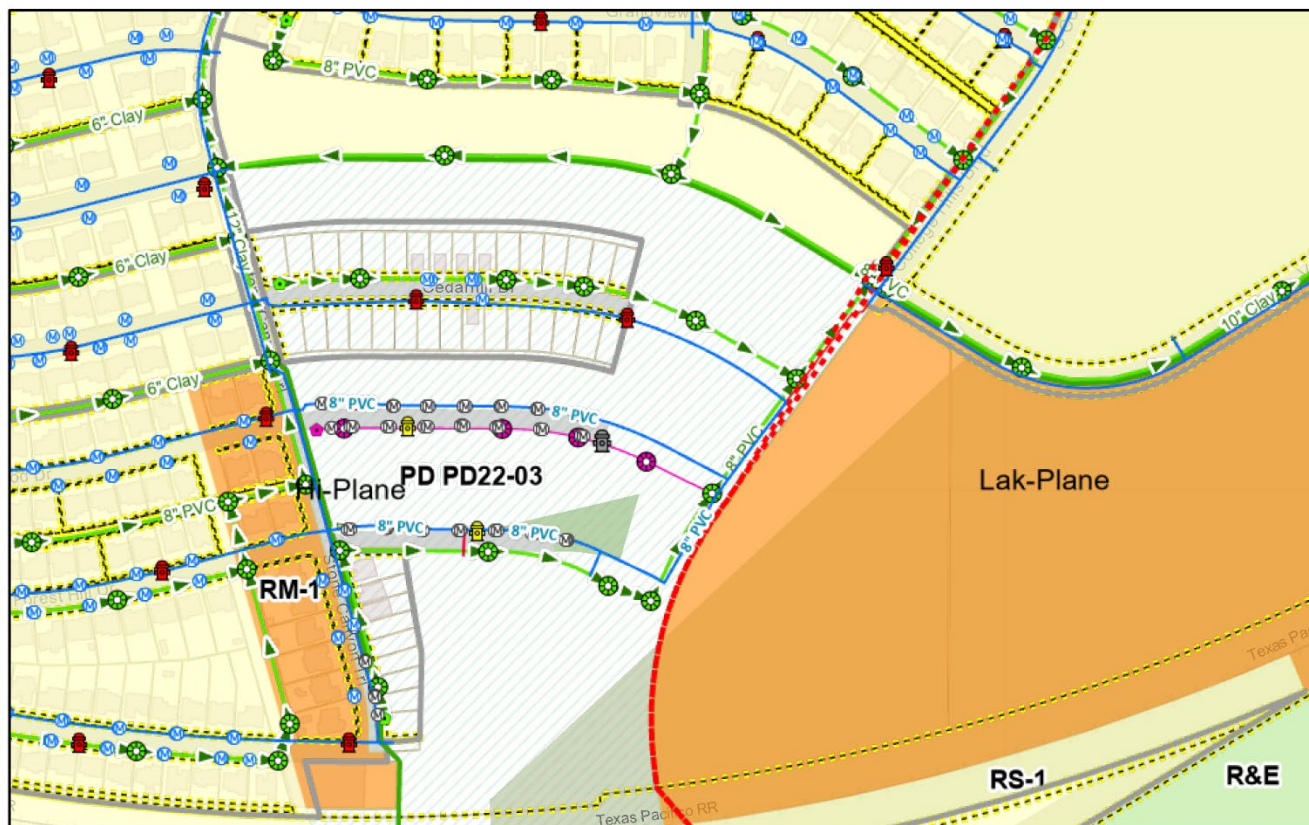


12/12/2024, 7:19:13 AM

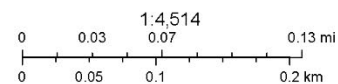
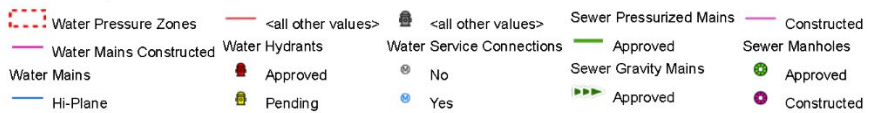
 Parcels



Aerial with infrastructure



12/12/2024, 7:21:05 AM



COSA GIS Division, COSA GIS Divisions, City of San Angelo Copyright 1987-2014

ArcGIS Web AppBuilder
none | COSA GIS Division | COSA GIS Divisions | City of San Angelo Copyright 1987-2014 |

LEGEND:

- Found 1/2" Iron Pipe or Rod
- Found 1/2" Iron Pipe or Rod
- Found 1/2" Iron Pipe or Rod

PLANNING COMMISSION:
Approved for recording this plat on the _____ day of _____, 20____, by the Planning Commission of San Antonio, Texas.

DEPARTMENT OF PUBLIC WORKS:
Approved for recording this plat on the _____ day of _____, 20____, by the Director of Public Works.

COUNTY CLERK:
Filed for recording this day of _____, 20____, at _____ County Clerk of San Antonio, Texas.

ACKNOWLEDGEMENT:
We, the undersigned, do hereby certify that this plat was prepared by a duly licensed surveyor and that the same is a true and correct copy of the original as shown on file.

NOTARY PUBLIC:
Notary Public State of Texas

PLANNING COMMISSION:
Approved for recording this plat on the _____ day of _____, 20____, by the Planning Commission of San Antonio, Texas.

DEPARTMENT OF PUBLIC WORKS:
Approved for recording this plat on the _____ day of _____, 20____, by the Director of Public Works.

COUNTY CLERK:
Filed for recording this day of _____, 20____, at _____ County Clerk of San Antonio, Texas.

ACKNOWLEDGEMENT:
We, the undersigned, do hereby certify that this plat was prepared by a duly licensed surveyor and that the same is a true and correct copy of the original as shown on file.

NOTARY PUBLIC:
Notary Public State of Texas

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

By: _____
Secretary

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

By: _____
Director of Water Utilities

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

By: _____
Director of Public Works

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

By: _____

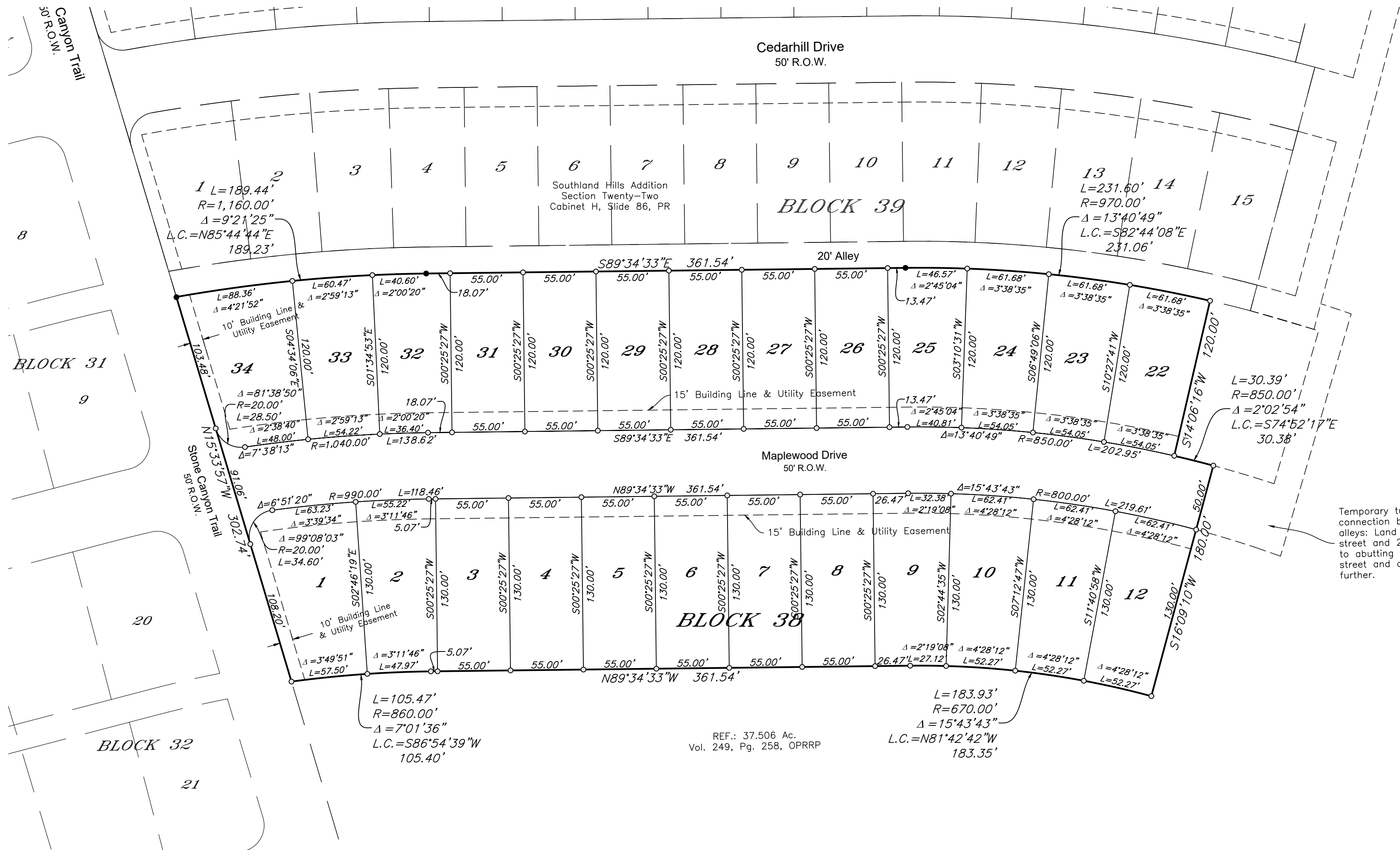
NOTE: Bearings shown herein are based on
the Texas Coordinate System -
Central Zone.
Distances shown are surface horizontal.

LEGEND:
● 10" to 12" Iron Pipe or Rod
○ 1/2" to 1" Iron Pipe or Rod
○ 1/2" to 1" Iron Pipe or Rod with Cap

Five 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, L.L.C.
SURVEYING • ENVIRONMENTAL • LAB/CMT
780 SOUTH AUST STREET, P.O. BOX 120, AUSTIN, TEXAS 78768
PH: 512.452.1200 FAX: 512.452.1201
WWW.SKG.COM

24-E-6



Temporary turnaround and connection between streets and alleys: Land outside normal 50-foot street and 20-foot alleys will revert to abutting properties whenever the street and alleys are continued further.

SCALE: 1" = 60'
0 30 60 120
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

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

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

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, Duncan Group Southland, 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.

By JAD Interests, Inc., its manager
By James A. Duncan, President

STATE OF TEXAS

COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by James A. Duncan in the capacity shown.

Notary Public, State of Texas

SOUTHLAND HILLS ADDITION SECTION TWENTY-THREE

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Duncan Group Southland, LLC

DESCRIPTION: Being 4.966 acres out of that certain 37.506 acre tract described and recorded in Volume 249, Page 258, Official Public Records of Real Property 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.

24-E-0006

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

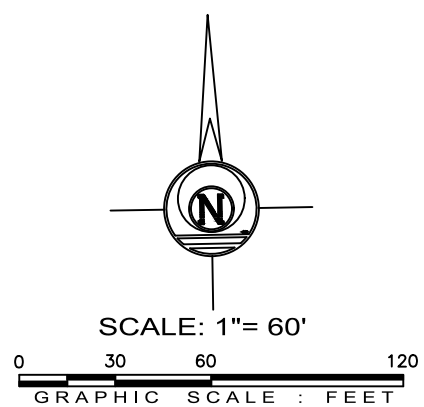
Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

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: _____



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

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

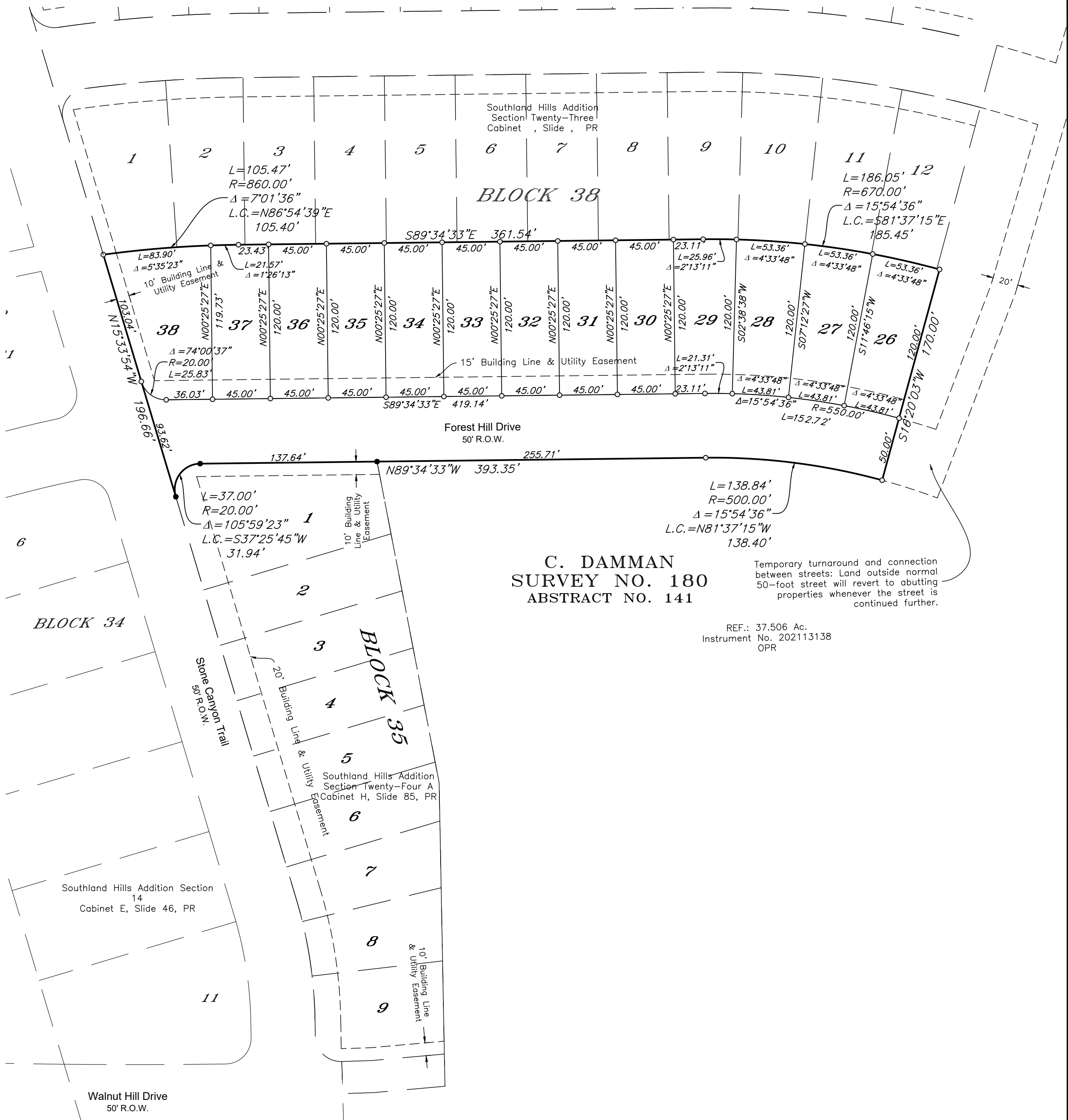
This Plat is Filed in Cabinet ____, Slide ____
Plat Records of Tom Green County, Texas.

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

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

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

PHONE: 325.655.1288
FAX: 325.657.8189



C. DAMMAN
SURVEY NO. 180
ABSTRACT NO. 141

REF.: 37.506 Ac.
Instrument No. 202113138
OPR

Temporary turnaround and connection
between streets: Land outside normal
50-foot street will revert to abutting
properties whenever the street is
continued further.

SOUTHLAND HILLS ADDITION SECTION TWENTY-FOUR B

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Duncan Group Southland, LLC
DESCRIPTION: Being 2.366 acres out of that certain 37.506
acre tract described and recorded in Volume 249, Page 258,
Official Public Records of Real Property of Tom Green
County, Texas.

ACKNOWLEDGEMENT/DEDICATION
We, Duncan Group Southland, 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.

By JAD Interests, Inc., its manager
By James A. Duncan, President

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

Notary Public, State of 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.

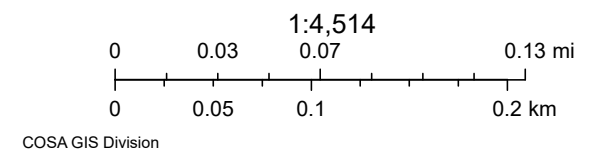
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I,
Russell T. Gully RPLS, do hereby
certify that I prepared this plat from an
actual and accurate survey of the land
and that corner monuments shown
hereon were properly placed, under my
supervision, in accordance with the
rules for land subdivision 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.

Aerial with Image



12/12/2024, 7:19:13 AM

 Parcels



PLANNING COMMISSION – December 16, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Preliminary Plat and Final Plat	PP24-04 and FP24-23 Preliminary Plat and Final Plat of San Angelo Armstrong Addition		
SYNOPSIS:			
The applicant has applied for a preliminary plat which includes two lots on the San Angelo Armstrong Addition and a Final Plat of the San Angelo Addition Block one Lot one. The preliminary Plat area is approximately 6 acres and the final platted area is approximately the southern 3 acres of the tract.			
LOCATION:		LEGAL DESCRIPTION:	
ON the east side of Armstrong (ST. HWY 208) at approximately the 2500 block of Armstrong.		Abst: A-5735 S-0027, Survey: R S LONGBOTHAM, 6.0000 ACRES IN TRACT 39	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: 4– Lucy Gonzales Neighborhood – Paulann	Neighborhood Commercial (CN)	Neighborhood Center	Prelim – 6 Acres Final- 3 Acres
THOROUGHFARE PLAN:			
Armstrong. – TXDOT Roadway, classified as a Minor collector at this portion of Armstrong – built to 84' right of way and 69 ' ; of paving, both exceed the standards. Unnamed road – the preliminary plat is dedicating their incremental ½ of right of way. If future development takes place a final plat will be submitted for the actual improvements.			
STAFF RECOMMENDATION:			
Staff recommends Approval of PP24-04 and FP24-23 Preliminary Plat and Final Plat of San Angelo Armstrong Addition			
PROPERTY OWNER/PETITIONER:			
Owner: Sagewood Design group LLC Petitioner: John Cowan & Associates, INC.			
STAFF CONTACT:			
Aaron Vannoy Director of Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed Preliminary Plat and Final Plat will create two low intensity commercial lots on the east side of Armstrong in the 2500 Blk. The property did go through a rezoning and comprehensive plan update in 2024 from Commercial and Residential to Neighborhood Commercial on the zoning and the Vision plan from Neighborhood to Neighborhood Center.

The design of these zoning and vision districts are to provide necessary neighborhood services in a low intensity commercial area. Could be small scale markets, offices, and service industries which limit outdoor storage and traffic volume.

Recommendation: Staff recommends Approval of PP24-04 and FP24-23 Preliminary Plat and Final Plat of San Angelo Armstrong Addition

1. Tax Certificate
2. Drainage Study
4. Install utility service taps per lot

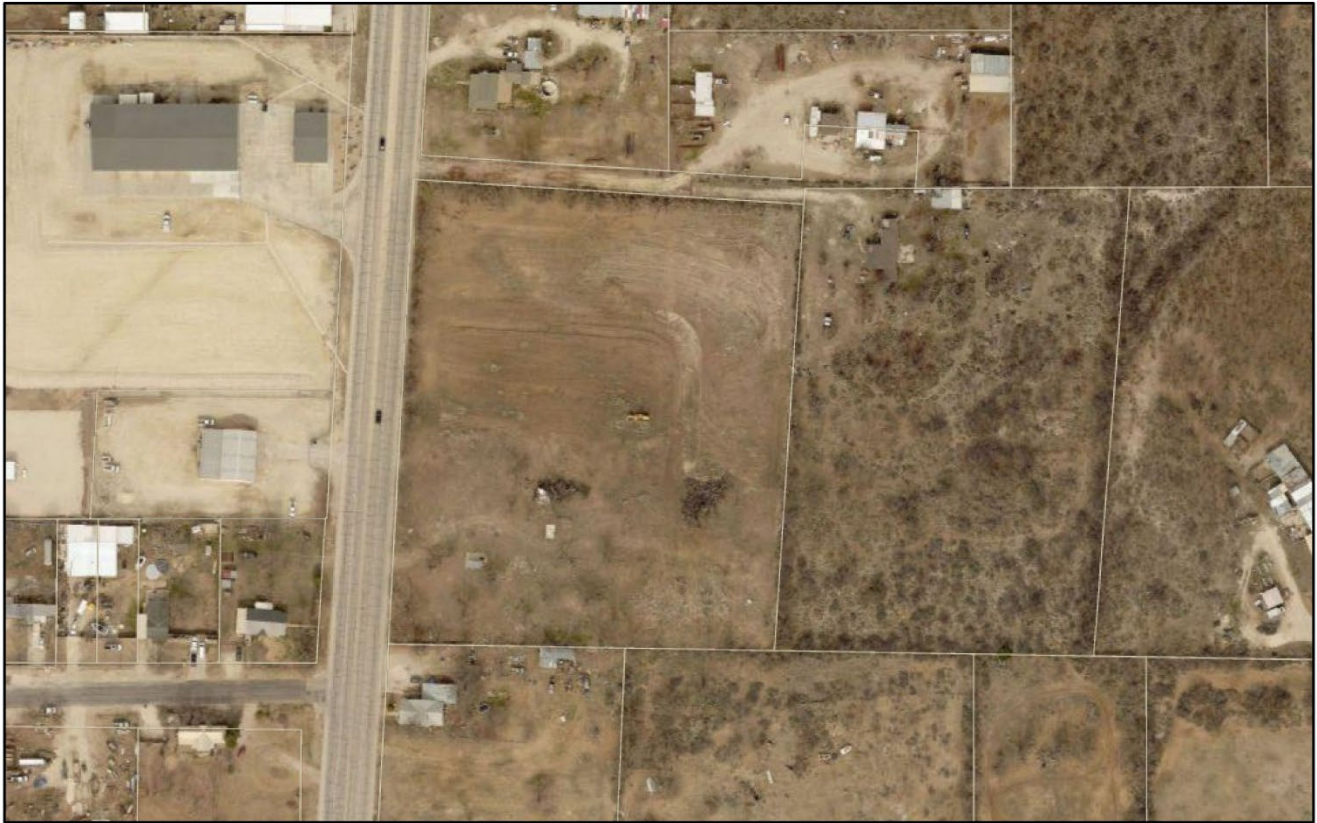
Notes: TXDOT has access requirements from Armstrong; please contact their regional office for approach permit and provide approval with proposed Site Plan and Building permit as needed

Attachments:

Aerial Map
Final Plat (s)

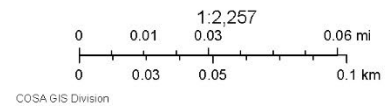
Aerial Map
San Angelo Armstrong Addition

Aerial with image



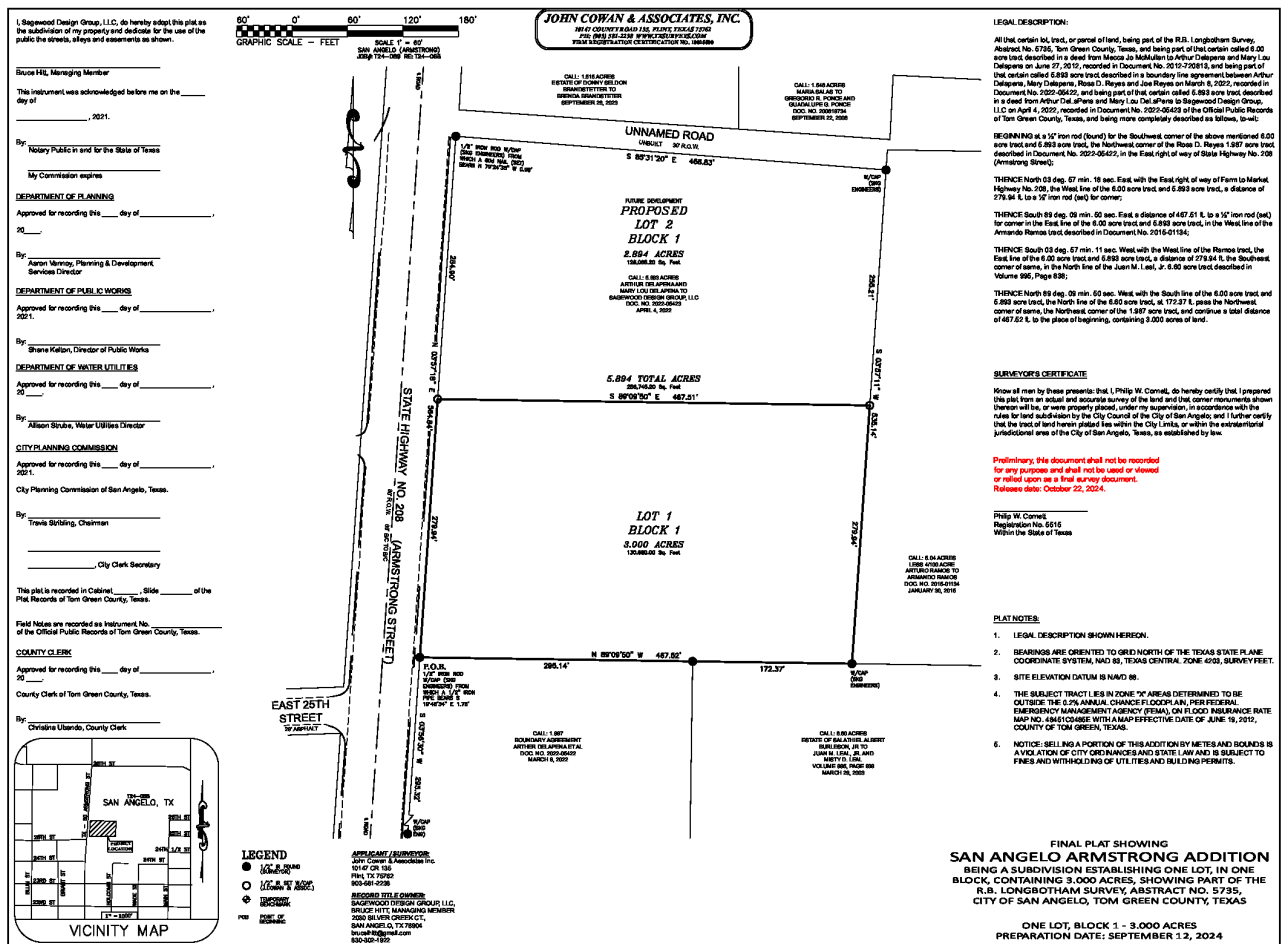
12/12/2024, 7:33:22 AM

 Parcels



[illegible]

Final Plat
San Angelo Armstrong Addition Block 1 Lot 1



I, Sagewood Design Group, LLC, do hereby adopt this plat as the subdivision of my property and dedicate for the use of the public the streets, alleys and easements as shown.

Bruce Hitt, Managing Member

This instrument was acknowledged before me on the _____ day of _____, 2021.

By: _____
Notary Public in and for the State of Texas

My Commission expires _____

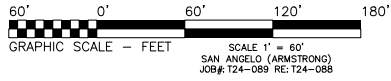
CITY PLANNING COMMISSION

Approved for recording this _____ day of _____, 2021.

City Planning Commission of San Angelo, Texas.

By: _____
Travis Stribling, Chairman

_____, City Clerk Secretary



JOHN COWAN & ASSOCIATES, INC.

10147 COUNTY ROAD 135, FLEET, TEXAS 75762
PH: (981) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 19025580

CALL: 1.515 ACRES
ESTATE OF DONNY SELDON
BRANDSTETTER TO
BRENDA BRANDSTETTER
SEPTEMBER 26, 2023

CALL: 1.546 ACRES
MARIA SALAS TO
GREGORIO R. PONCE AND
GUADALUPE G. PONCE
DOC. NO. 200618734
SEPTEMBER 22, 2006

UNNAMED ROAD
UNBUILT 30' R.O.W.

PROPOSED
LOT 2
BLOCK 1

2.894 ACRES
126,065.20 Sq. Feet

CALL: 5.893 ACRES
ARTHUR DELAPENA AND
MARY LOU DELAPENA TO
SAGEWOOD DESIGN GROUP, LLC
DOC. NO. 2022-05423
APRIL 4, 2022

5.894 TOTAL ACRES
256,745.20 Sq. Feet
S 89°09'50" E 467.51'

PROPOSED
LOT 1
BLOCK 1

3.000 ACRES
130,680.00 Sq. Feet

N 89°09'50" W 467.52'

P.O.B.
1/2" IRON ROD
W/CAP (SKG
ENGINEERS) FROM
WHICH A 1/2" IRON
PIPE BEARS S
19°46'34" E 1.75'

CALL: 1.987
BOUNDARY AGREEMENT
ARTHUR DELAPENA ET AL
DOC. NO. 2022-05422
MARCH 9, 2022

CALL: 6.60 ACRES
ESTATE OF SALATHIEL ALBERT
BURLESON, JR TO
JUAN M. LEAL, JR AND
MISTY D. LEAL
VOLUME 995, PAGE 838
MARCH 26, 2003

CALL: 5.04 ACRES
LESS 4/100 ACRE
ARTURO RAMOS TO
ARMANDO RAMOS
DOC. NO. 2015-01134
JANUARY 30, 2015

PLAT NOTES:

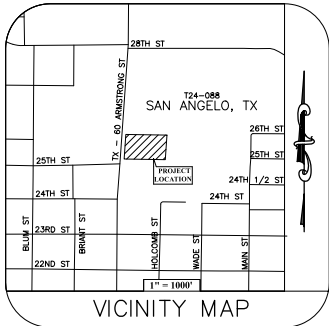
- LEGAL DESCRIPTION SHOWN HEREON.
- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203, SURVEY FEET.
- SITE ELEVATION DATUM IS NAVD 88.
- THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48451C0485E WITH A MAP EFFECTIVE DATE OF JUNE 19, 2012, COUNTY OF TOM GREEN, TEXAS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Philip W. Cornett, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon will be, or 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, or within the extraterritorial jurisdictional area of the City of San Angelo, Texas, as established by law.

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.
Release date: October 22, 2024.

Philip W. Cornett
Registration No. 5515
Within the State of Texas



- LEGEND**
- 1/2" IR FOUND (SURVEYOR)
 - 1/2" IR SET W/CAP (J.COWAN & ASSOC.)
 - ✚ TEMPORARY BENCHMARK
 - POB POINT OF BEGINNING

APPLICANT / SURVEYOR:
John Cowan & Associates Inc.
10147 CR 135
Fleet, TX 75762
903-581-2238

RECORD TITLE OWNER:
SAGEWOOD DESIGN GROUP, LLC.
BRUCE HITT, MANAGING MEMBER
2030 SILVER CREEK CT,
SAN ANGELO, TX 76904
brucehitt@gmail.com
830-302-1922

PRELIMINARY PLAT SHOWING
SAN ANGELO ARMSTRONG ADDITION
BEING A SUBDIVISION CONTAINING 5.894 ACRES, SHOWING
PART OF THE R.B. LONGBOTHAM SURVEY, ABSTRACT NO.
5735, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

PREPARATION DATE: SEPTEMBER 12, 2024

I, Sagewood Design Group, LLC, do hereby adopt this plat as the subdivision of my property and dedicate for the use of the public the streets, alleys and easements as shown.

Bruce Hitt, Managing Member

This instrument was acknowledged before me on the ____ day of _____, 2021.

By: _____
Notary Public in and for the State of Texas

My Commission expires _____

DEPARTMENT OF PLANNING

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

By: _____
Aaron Vannoy, Planning & Development Services Director

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day of _____, 2021.

By: _____
Shane Kelton, Director of Public Works

DEPARTMENT OF WATER UTILITIES

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

By: _____
Allison Strube, Water Utilities Director

CITY PLANNING COMMISSION

Approved for recording this ____ day of _____, 2021.

City Planning Commission of San Angelo, Texas.

By: _____
Travis Stribling, Chairman

_____, City Clerk Secretary

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

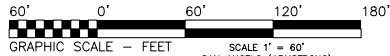
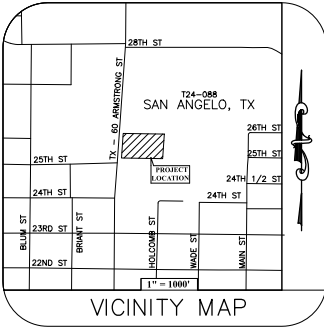
Field Notes are recorded as Instrument No. _____ of the Official Public Records of Tom Green County, Texas.

COUNTY CLERK

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

County Clerk of Tom Green County, Texas.

By: _____
Christina Ubando, County Clerk



SCALE: 1" = 60'
SAN ANGELO (ARMSTRONG)
JOB #: T24-089 RE: T24-088

JOHN COWAN & ASSOCIATES, INC.

10147 COUNTY ROAD 135, FLINT, TEXAS 75762
PH: (903) 581-2238 JPC@JCSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 19025508

CALL: 1.515 ACRES
ESTATE OF DONNY SELDON
BRANDSTETTER TO
BRENDA BRANDSTETTER
SEPTEMBER 26, 2023

CALL: 1.548 ACRES
MARIA SALAS TO
GREGORIO R. PONCE AND
GUADALUPE G. PONCE
DOC. NO. 200618734
SEPTEMBER 22, 2006

UNNAMED ROAD
UNBUILT 30' R.O.W.

S 85°31'20" E 466.83'

**FUTURE DEVELOPMENT
PROPOSED
LOT 2
BLOCK 1**

2.894 ACRES
126,065.20 Sq. Feet

CALL: 5.893 ACRES
ARTHUR DELAPENA AND
MARY LOU DELAPENA TO
SAGEWOOD DESIGN GROUP, LLC
DOC. NO. 2022-05423
APRIL 4, 2022

5.894 TOTAL ACRES
296,745.20 Sq. Feet
S 89°09'50" E 467.51'

**LOT 1
BLOCK 1**
3.000 ACRES
130,680.00 Sq. Feet

CALL: 5.04 ACRES
LESS 4/100 ACRE
ARTURO RAMOS TO
ARMANDO RAMOS
DOC. NO. 2015-01134
JANUARY 30, 2015

CALL: 6.60 ACRES
ESTATE OF SALATHIEL ALBERT
BURLSON, JR. TO
JUAN M. LEAL, JR. AND
MISTY D. LEAL
VOLUME 995, PAGE 838
MARCH 28, 2003

CALL: 1.987
BOUNDARY AGREEMENT
ARTHER DELAPENA ET AL
DOC. NO. 2022-05422
MARCH 8, 2022

APPLICANT / SURVEYOR:
John Cowan & Associates Inc.
10147 CR 135
Flint, TX 75762
903-581-2238

RECORD TITLE OWNER:
SAGEWOOD DESIGN GROUP, LLC,
BRUCE HITT, MANAGING MEMBER
2030 SILVER CREEK CT.,
SAN ANGELO, TX 76904
brucehitt@gmail.com
830-302-1922

- LEGEND**
- 1/2" IR FOUND (SURVEYOR)
 - 1/2" IR SET W/CAP (J.COWAN & ASSOC.)
 - ⊕ TEMPORARY BENCHMARK
 - POB POINT OF BEGINNING

LEGAL DESCRIPTION:

All that certain lot, tract, or parcel of land, being part of the R.B. Longbotham Survey, Abstract No. 5735, Tom Green County, Texas, and being part of that certain called 6.00 acre tract described in a deed from Mecca Jo McMullan to Arthur Delapena and Mary Lou Delapena on June 27, 2012, recorded in Document No. 2012-720813, and being part of that certain called 5.893 acre tract described in a boundary line agreement between Arthur Delapena, Mary Delapena, Rosa D. Reyes and Joe Reyes on March 8, 2022, recorded in Document No. 2022-05422, and being part of that certain called 5.893 acre tract described in a deed from Arthur DeLaPena and Mary Lou DeLaPena to Sagewood Design Group, LLC on April 4, 2022, recorded in Document No. 2022-05423 of the Official Public Records of Tom Green County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the Southwest corner of the above mentioned 6.00 acre tract and 5.893 acre tract, the Northwest corner of the Rosa D. Reyes 1.987 acre tract described in Document No. 2022-05422, in the East right of way of State Highway No. 208 (Armstrong Street);

THENCE North 03 deg. 57 min. 18 sec. East with the East right of way of Farm to Market Highway No. 208, the West line of the 6.00 acre tract and 5.893 acre tract, a distance of 279.94 ft. to a 1/2" iron rod (set) for corner;

THENCE South 89 deg. 09 min. 50 sec. East a distance of 467.51 ft. to a 1/2" iron rod (set) for corner in the East line of the 6.00 acre tract and 5.893 acre tract, in the West line of the Armando Ramos tract described in Document No. 2015-01134;

THENCE South 03 deg. 57 min. 11 sec. West with the West line of the Ramos tract, the East line of the 6.00 acre tract and 5.893 acre tract, a distance of 279.94 ft. the Southeast corner of same, in the North line of the Juan M. Leal, Jr. 6.60 acre tract described in Volume 995, Page 838;

THENCE North 89 deg. 09 min. 50 sec. West with the South line of the 6.00 acre tract and 5.893 acre tract, the North line of the 6.60 acre tract, at 172.37 ft. pass the Northwest corner of same, the Northeast corner of the 1.987 acre tract, and continue a total distance of 467.52 ft. to the place of beginning, containing 3.000 acres of land.

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Philip W. Cornett, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon will be, or 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, or within the extraterritorial jurisdictional area of the City of San Angelo, Texas, as established by law.

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.
Release date: October 22, 2024.

Philip W. Cornett
Registration No. 5515
Within the State of Texas

PLAT NOTES:

- LEGAL DESCRIPTION SHOWN HEREON.
- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203, SURVEY FEET.
- SITE ELEVATION DATUM IS NAVD 88.
- THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48451C0485E WITH A MAP EFFECTIVE DATE OF JUNE 19, 2012, COUNTY OF TOM GREEN, TEXAS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT SHOWING
SAN ANGELO ARMSTRONG ADDITION
BEING A SUBDIVISION ESTABLISHING ONE LOT, IN ONE BLOCK, CONTAINING 3.000 ACRES, SHOWING PART OF THE R.B. LONGBOTHAM SURVEY, ABSTRACT NO. 5735, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

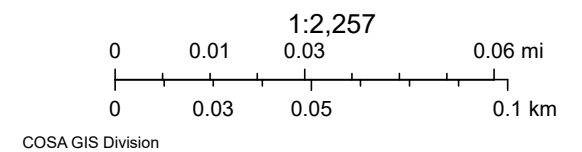
ONE LOT, BLOCK 1 - 3.000 ACRES
PREPARATION DATE: SEPTEMBER 12, 2024

Aerial with image



12/12/2024, 7:33:22 AM

 Parcels



PLANNING COMMISSION – September 16, 2024
STAFF REPORT

APPLICATION TYPE:	CASE:		
Replat	RP24-28: First Replat in Concho River Estates lots 25 and 26		
SYNOPSIS:			
A request to replat lots 25 and 26 in Concho River Estates. This will combine two lots for a tract just over 13 acres in Heavy Commercial zoning district. The property has a legal conditional use for household living for the existing frame structure house based on the 2000 zoning ordinance. Applicant has requested a variance for no paving on Jackrabbit Trail; LDSO requirement is minimum of 26'. However, under current conditions we would recommend a 20' paving width for emergency services.			
LOCATION:		LEGAL DESCRIPTION:	
Located along Christoval Rd and Jackrabbit Trail; approximately 4673 Christoval Rd,		13.130, Blk: 25& 26, Subd: CONCHO RIVER ESTATES, REMAINING 13.1300 ACRES OF 18.13 AC TRACT (BLK 25 & N224.3' OF BLK 26)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Glenmore	Heavy Commercial	Commercial	13.130 Acres
THOROUGHFARE PLAN:			
Christoval Rd – TXDOT roadway; currently under construction to meet the minor arterial existing requirements. Jackrabbit Trail – local road. Has 62' of right of way which exceeds the standards, no significant paving to current local road standards. .			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the First Replat in Concho River Estates lots 25 and 26 and denial of the variance for no paving on Jackrabbit trail subject to four (4) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Mary Suzanne York Petitioner: SKG Engineering			
STAFF CONTACT:			

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

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines the existing property to one large lot. While this is allowable within our Land development and Subdivision Ordinance it does not get the applicant to their goal. This came to us as a violation for moving a HUD manufactured home on to the property. The zoning and Comprehensive plan does not indicate this area moving to a residential property. It does however have a legal conditional use for household living for the current frame structure.

Jackrabbit Trail is not to development standards. We have recommended this be resubmitted as a preliminary plat and then a final plat which does not impact Jackrabbit trail instead of approving the variance at this time. Jackrabbit Trail does connect other properties and with continued growth of this area as Heavy Commercial and Industrial; staff believes the road improvements are warranted if the choose to final plat adjacent to the roadway. We also believe this area is not moving towards residential; not moving towards a manufactured housing development under the current zoning ordinance.

Recommendation:

Staff recommend **APPROVAL** of the First Replat in Concho River Estates lots 25 and 26 and denial of the variance for no paving on Jackrabbit trail subject to four (4) conditions.

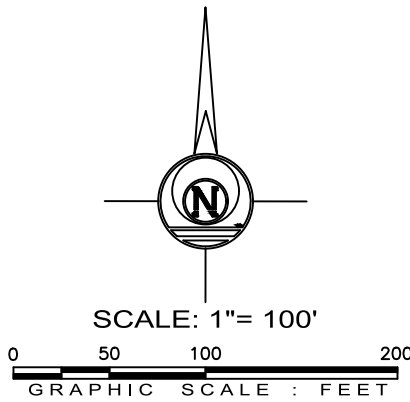
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. *[Land Development and Subdivision Ordinance, Chapter 7]*
2. Submit Plans for extension of water main south along Jackrabbit Trail with hydrant(s) as needed.
3. Submit Plan for construction of Jackrabbit Trail with curb and gutter
4. Submit a Drainage study

Note: remove reference to eastern most “frame residence” as this has been confirmed to be a HUD manufacture home being moved onto the residence without a permits with in the previous 12 months.

Attachments:

Replat

[illegible]



BEARINGS RECITED HEREON ARE BASED ON THE PLAT OF RECORD.

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

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

COUNTY CLERK

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

By: _____

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

SKG

ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189

FIRM No.: 10102400
www.skge.com

**FIRST REPLAT IN
LOTS 25 AND 26
CONCHO RIVER ESTATES**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Mary Suzanne York

DESCRIPTION: Being all of Lot 25 and the north 224.3 feet of Lot 26, Concho River Estate, per the plat recorded in Cabinet A, Slide 269, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

I, Mary Suzanne York, do hereby adopt this plat as the subdivision of my property.

Mary Suzanne York
Owner

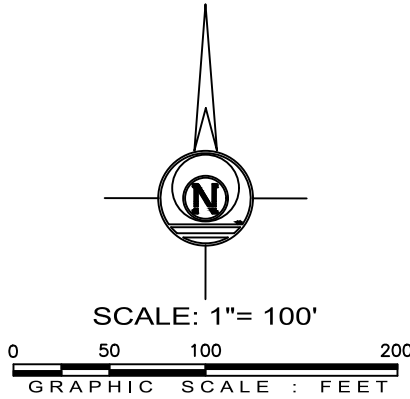
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Mary Suzanne York in the capacity shown.

Notary Public, State of 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.



BEARINGS RECITED HEREON ARE BASED ON THE PLAT OF RECORD.

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

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

COUNTY CLERK

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

By: _____

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

SKG

ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
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FIRM No.: 10102400
www.skge.com

**FIRST REPLAT IN
LOTS 25 AND 26
CONCHO RIVER ESTATES**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Mary Suzanne York

DESCRIPTION: Being all of Lot 25 and the north 224.3 feet of Lot 26, Concho River Estate, per the plat recorded in Cabinet A, Slide 269, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

I, Mary Suzanne York, do hereby adopt this plat as the subdivision of my property.

Mary Suzanne York
Owner

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

Notary Public, State of 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

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PLANNING COMMISSION – December 16, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Plat Vacation		Vacate Second Replat of Laskers Addition, Block 25	
SYNOPSIS:			
The applicant has applied to vacate the second replat of Laskers Addition, Block 25, which is .321 acres at the corner of Martin Luther King Boulevard and 19 th Street, facing Martin Luther King Boulevard.			
LOCATION:		LEGAL DESCRIPTION:	
Martin Luther King Boulevard and 19 th St.		2ND R/P IN BLK 25 Tract 1A and 2A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #4 Lucy Gonzales Neighborhood: Reagan	CG/CH	Commercial	.321 acres
THOROUGHFARE PLAN:			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the vacation of the second replat of Laskers Addition, Block 25 – with three (3) conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Red Ram, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kim Garmany Planning & Development Services Admin. (325) 657-4210, Extension 1180 Kimberly.garmany@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed vacation of the second replat of Laskers Addition, Block 25, reverts the property from two lots back to three, which will create additional space for housing.

Recommendation: Staff recommends **APPROVAL** of the vacation of the second replat of Laskers Addition, Block 25, with **three (3) conditions of Approval**

Conditions of the Second Replat Vacation

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

Attachments:

Aerial Map
Second Replat Map
First Replat Map

Aerial Map

City of San Angelo
Planning Division
72 W. College Avenue
San Angelo, TX 76903



**Lasker's Addition, Block 25,
First Replat of Lots 5 & 6**

1 inch = 200 feet



Path: Y:\Boards & Commissions\Planning Commission\SUBDIVISIONS\LASKERS_ADDN\LaskersAddn_Blk25_Lots_5and6\La

COMMERCIAL DISTRICTS

CN (NEIGHBORHOOD COMMERCIAL)
CO (OFFICE COMMERCIAL)
CG (GENERAL COMMERCIAL)
CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)
CH (HEAVY COMMERCIAL)
CBD (CENTRAL BUSINESS DISTRICT)
OW (OFFICE WAREHOUSE)
PD (PLANNED DEVELOPMENT)

RESIDENTIAL DISTRICTS

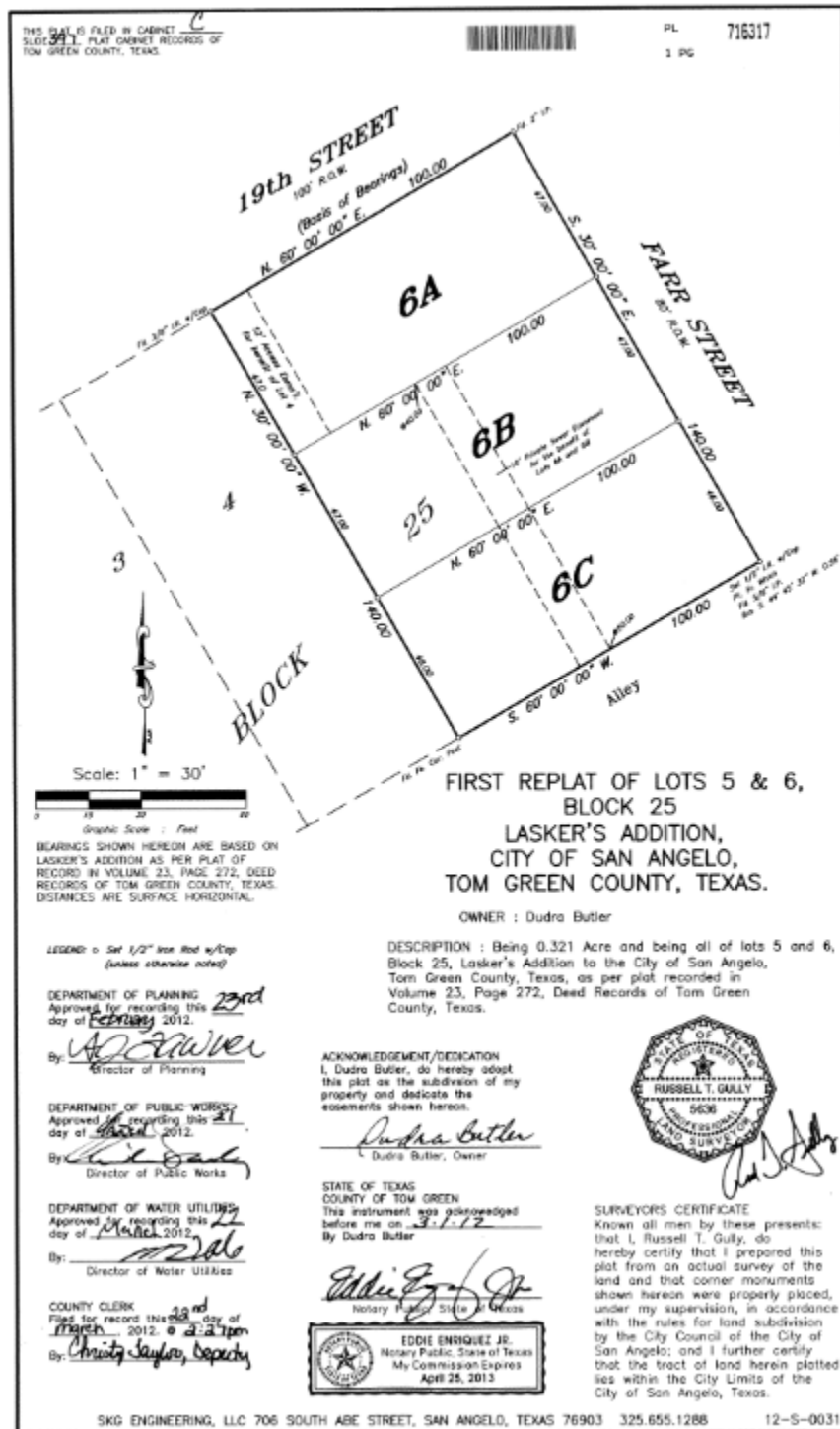
R&E (RANCH AND ESTATE)
RS-1 (SINGLE-FAMILY RESIDENCE)
RS-2 (TWO-FAMILY RESIDENCE)
RS-3 (ZERO LOT LINE, TOWNHOME
AND TOWNHOUSE RESIDENCE)
RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)
RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)
MHP (MANUFACTURED HOUSING PARK)
MHS (MANUFACTURED HOUSING SUBDIVISION)

MANUFACTURING DISTRICTS

ML (LIGHT MANUFACTURING)
MH (HEAVY MANUFACTURING)
CU (CONDITIONAL USE)
SP (SPECIAL PERMIT)
SU (SPECIAL USE)
ZC (ZONE CHANGE)

[illegible]

After vacation, plat will return to First Replat of Lots 5 & 6, Block 25 Laskers Addition



MEMO



Meeting

Date: December 16, 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 3, RS-1 zoning area.

Background: CU24-30 - A request for a Conditional Use for a short-term rental located at 30 Dellwood Dr. This property is close Goodfellow Airforce Base, which would make it a good lodging option for families and other guests of the base. The property **passed** safety inspection on November 15, 2024.

Notification: 38 notifications were sent. Received 0 in opposition and 1 in favor.

Planning Commission Requested Action:

Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 30 Dellwood Dr. with the following conditions:

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

Front of house





Aerial Map

CU24-31: 329 River Oaks St.

Council District: #3 Harry Thomas

Neighborhood: Glenmore

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: █



MEMO

**Meeting**

Date: December 16, 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 3, RS-1 zoning area.

Background: CU24-31 - A request for a Conditional Use for a short-term rental located at 329 River Oaks. This property is close Goodfellow Airforce Base, which would make it a good lodging option for families and other guests of the base. The property **passed** safety inspection on November 15, 2024.

Notification: 19 notifications were sent. Received 3 in opposition and 0 in favor.

Planning Commission Requested Action:

Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 329 River Oaks with the following conditions:

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

Front of house



Arial Map



Aerial Map

CU24-31: 329 River Oaks St.

Council District: #3 Harry Thomas

Neighborhood: Glenmore

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



PLANNING COMMISSION – December 16, 2024
STAFF REPORT



APPLICATION TYPE:	CASE:		
Conditional Use	CU24-33: 1620 Coke Street		
SYNOPSIS:			
The owner/applicant owns a neighboring business and would like to expand the parking area for their employees and customers. They are looking to convert 1620 Coke, a vacant residential lot, into this new parking area. 1620 Coke is comprised of 3 legal lots. It is the applicant's intentions and staff's recommendation that only the two lots closest to the business be granted this parking, while the third (and currently vacant) lot remains solely residential.			
LOCATION:	LEGAL DESCRIPTION:		
Lots 20 and 21 of 1620 Coke	Acres: 0.152, Lot: 20, Blk: 2, Subd: ECKERTS ADDITION Acres: 0.152, Lot: 21, Blk: 2, Subd: ECKERTS ADDITION		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #3 Harry Thomas Neighborhood: Ft. Concho East	Single-Family Residential (RS-1)	Neighborhood and Neighborhood Center	0.303 acres
THOROUGHFARE PLAN:			
Coke Street: Local Road			
NOTIFICATIONS:			
21 notifications mailed within 200-foot radius on November 26, 2024. Received 2 opposed and 0 in favor.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of CU24-33 subject to four (4) conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Applicant: Agustin Carrizales			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210 ext. 1550 austin.reed@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 conditional use's impacts upon surrounding properties will be minimized through conditions requiring screening, landscaping, and lighting shields. Additionally, the Conditional Use is intended to be over only a portion of the property closest to the business while allowing for a 50' buffer between the parking area and the nearest residence.
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 the proposed Conditional Use conflicting 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.* This request is compatible with the surrounding area as it is near to a major thoroughfare and neighboring commercial zoning/use.
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.* Additional parking would help to address the needs of the applicant's commercial business, and this Conditional Use is an opportunity to require it to be done in a responsible manner.
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 CU24-33, subject to **four (4)** conditions of approval:

1. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
2. Prior to construction, the applicant shall apply for and receive approval of all required permits for the parking lot and its fencing from Planning and Building Permits and Inspections
3. Privacy screening/opaque fencing will be required between lots 19 and 20 to separate the area of Conditional Use from surrounding residential properties.
4. A landscaping buffer of trees or shrubbery will be required between lots 19 and 20 as to visibly and audibly shield the area of Conditional Use from surrounding residential properties

Attachments:

Area of CU
Aerial Map
Notification Map
Zoning Map
Site Photo
Responses

Area of CU

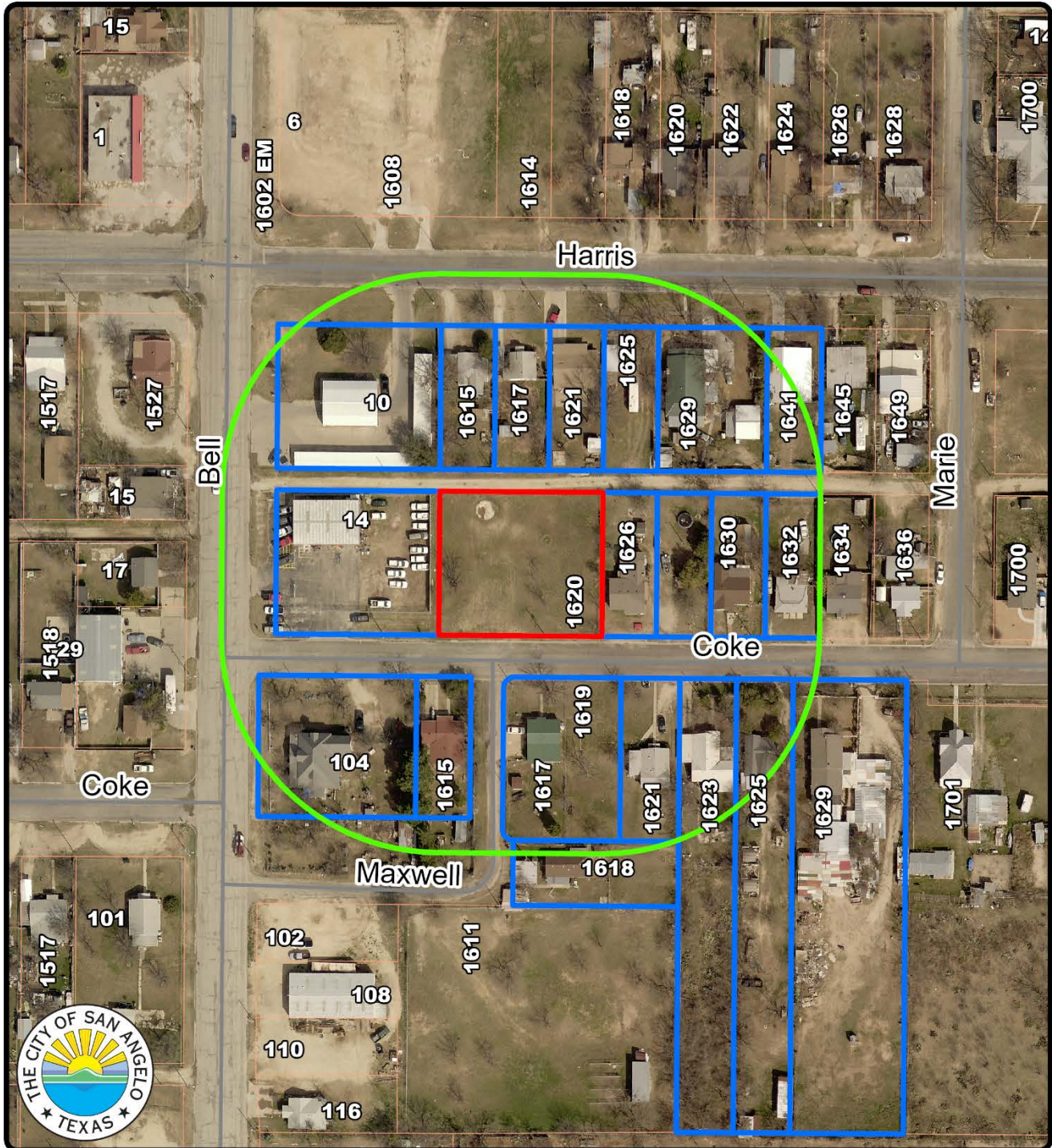




N

A black arrow pointing upwards, indicating North.

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



200' Notification Map
CU24-33: 1620 Coke St.

Council District: #3 Harry Thomas
Neighborhood: Ft. Concho East

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

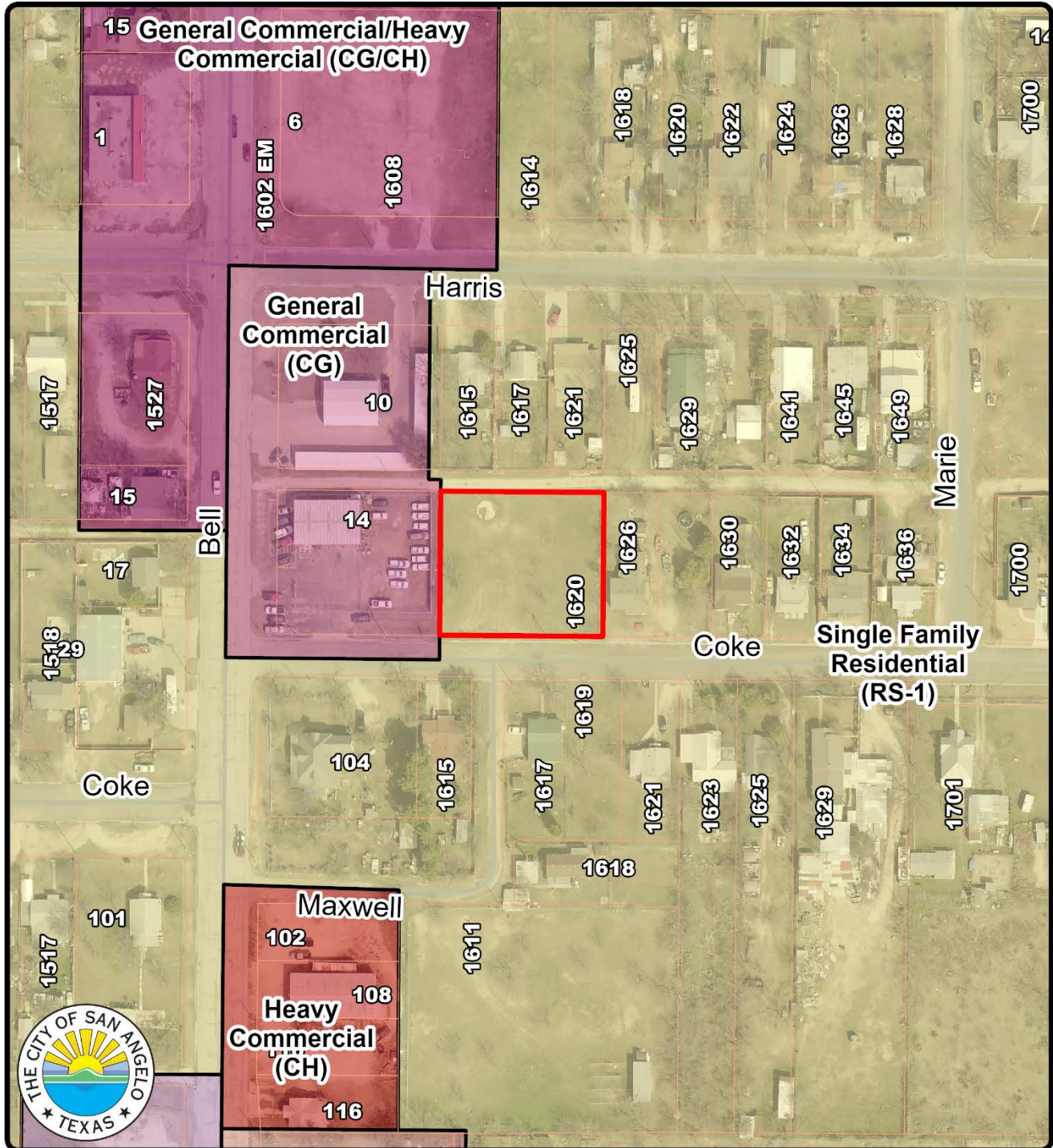
200' Range: 

Subject Property: 

Notified Properties: 

N





Zoning Map

CU24-33: 1620 Coke St.

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho East

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



Site Photo



Responses

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

CASE #: CU24-33: 1620 Coke St.

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

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

Name: ERNST RAY
Address: 4953 Fm 380 SAN ANGELO 76905
(Rent house at 1626 Coke)
Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Rent House 1626 Coke

Additional Comments:

I have a Rent House want to this lot.
They have wrecked trucks, and this will
hurt the property value.
Do you want a parking
lot next to your house?
If this passes you need to lower taxes in that area!

Signature: Ray Ernst

4953 Fm 380
SAN ANGELO, TX 76905

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

CASE #: CU24-33: 1620 Coke St.

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

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

Name: ERNST RAY
Address: 1626 COKE
Rental Property
Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

This is Rental Property next to this lot. They already
have wrecked trucks parked on there yard and
no privacy fence? It is
bad looking for a junk yard
next to a house! Would you
want it next to your house? (Lower taxes if you approve this)

Signature: Ray Ernst

4953 Fm 380
SAN ANGELO, TX 76905



PLANNING COMMISSION – December 16, 2024
STAFF REPORT

APPLICATION TYPE:		CASE:	
Conditional Use – Household Living		CU24-35 – 3531 Lutheran Way	
SYNOPSIS:			
The applicant is requesting a Conditional Use for Household Living in the IN the General Commercial/Heavy Commercial zoning District. The goal is for multi-story RM-2 Zoning allowing for 50-unit multifamily apartments on the approximately 5.47 acres.			
LOCATION:		LEGAL DESCRIPTION:	
Located at 3531 Lutheran Way between Sunset Dr. and W loop 306 Frontage Rd.		Acres: 5.467, Abst: A-0052 S-0177, Survey: C BERBERICH, 5.467 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Rio Vista	General Commercial/Heavy Commercial (CG/CH)	Commercial	5.467 acres
THOROUGHFARE PLAN:			
Lutheran Way: A Minor Collector street, 50' paving width with curb and gutter, 80' R-O-W			
W Loop 306 Frontage Rd.: a Freeway Access Road – no local requirements			
NOTIFICATIONS:			
7 notifications mailed within 200-foot radius on Nov. 22, 2024. One received in support and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends Approval of a Conditional Use to allow Household Living in General Commercial / Heavy Commercial District with one condition.			
PROPERTY OWNER/PETITIONER:			
Petitioner: KCG Development, LLC Owner: Greg Huling, Ronnie and Tommy Briley			
STAFF CONTACT:			
Aaroon Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 aaron.vannoy@cosatx.us			

Additional Information: Project is to provide approximately 50 units in a Multifamily Apartment – RM-2 High Rise District. The height will be either 3 or 4 stories with typical amenities for apartment living. This area has been zoned CG/CH since the 200 Zoning ordinance was established and has not developed to date. The area has a mix of commercial properties and residential style properties. The commercial properties include a close daycare, a school and church, retail sales and hospital/medical facilities. Providing additional household living along these areas, particularly with the major classified roadways match the Comprehensive plan from 2003 and the Housing study from 2019.

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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The impacts will be minimal as an Urban Design Review will be triggered with the multifamily complex. This will include a landscape plan and amenities provided for the apartment residences. The only concern might be the height of the facilities; however adjacent to this property are multiple two story structures and to the West less than ½ a mile are 3 and 4 story structures along Knickerbocker Rd.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** The request does not appear to conflict with any portion of the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** The vacant lot is right next to the school property and among residential and is compatible with surrounding area.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There appears to be limited adverse impacts to the environment. A drainage study will be required as well as landscape plan with drought tolerant plants which will assist in water conservation for the community.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** Our community in 2019 completed a housing study which indicated this type of housing is needed to support the workforces of San Angelo. With the medical facilities, retail and distribution businesses. University and other places of business with a short distance this is a direct neighborhood need and community need.
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.** The property will have a defined development pattern which will blend into the existing residential and commercial properties.

Recommendation:

Staff recommends **Approval** of Conditional Use to allow Household Living in General Commercial / Heavy Commercial District with one condition.

1. A rezoning for the area where the multifamily housing is located will obtain a rezoning from CG/CH to RM-2 within 12 months of approval of the Conditional Use for household living. Conditional Use expires 12 months from date of approval.

Attachments:

Aerial Map
Zoning Map
Site Photo
Concept Plan for this lot
Letter to City Council Member
Synopsis



Aerial Map

CU24-35: 3531 Lutheran Way

Council District: #1 Tommy Hiebert

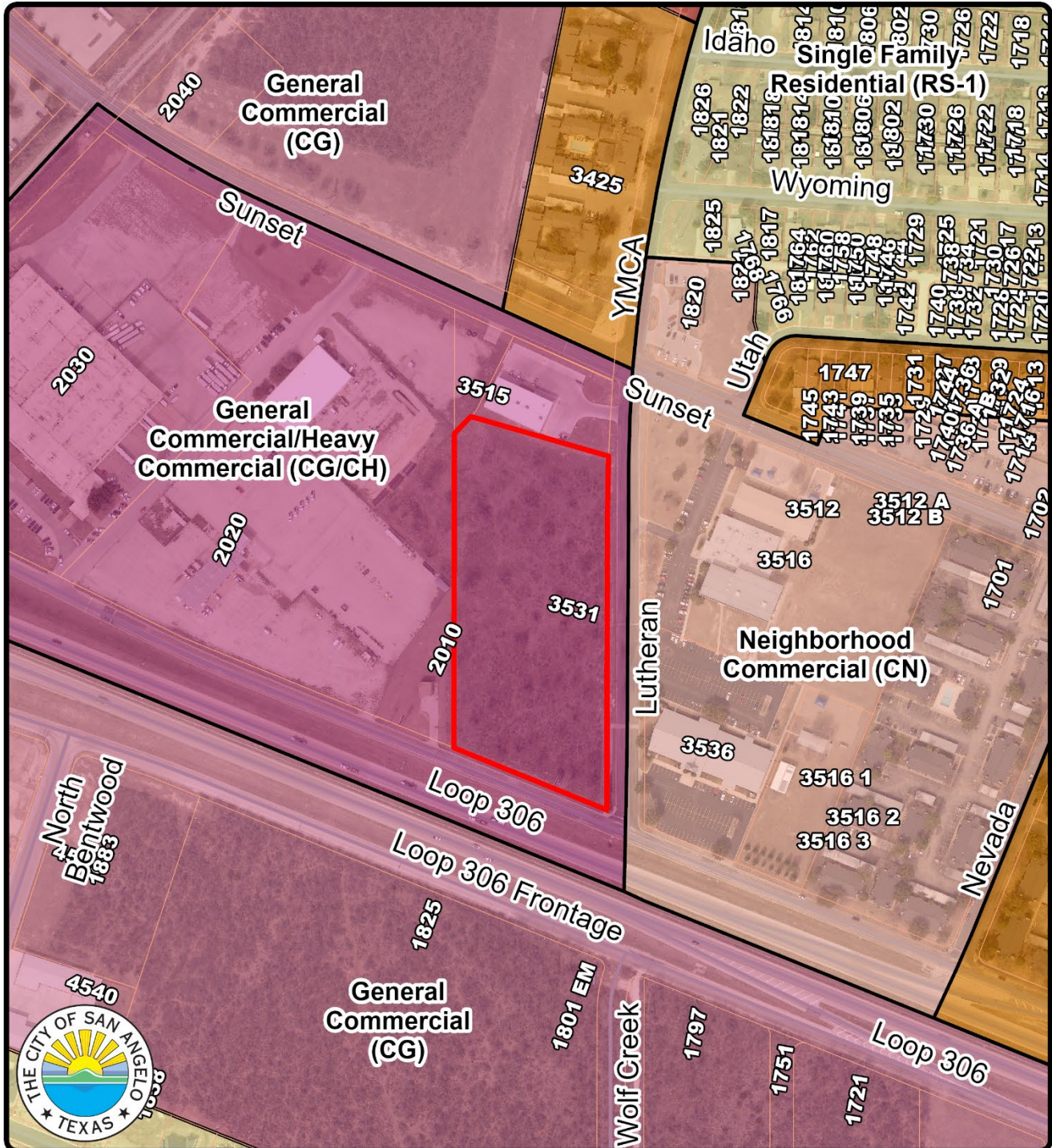
Neighborhood: Rio Vista

Subject Property: —

Scale: 0 0.02 0.04 0.07 0.11 0.14 Miles

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Zoning Map

CU24-35: 3531 Lutheran Way

Council District: #1 Tommy Hiebert

Neighborhood: Rio Vista

Subject Property: —

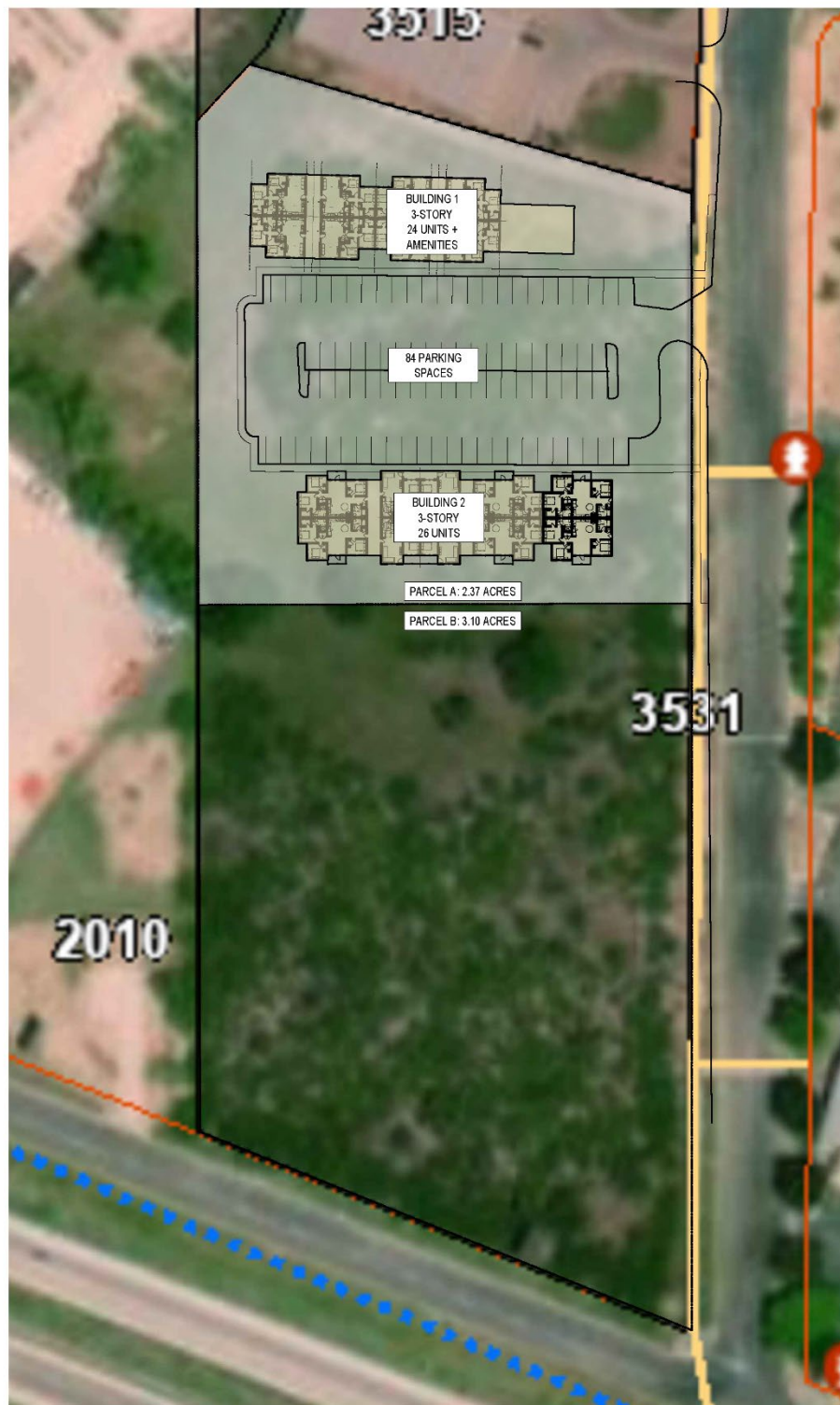
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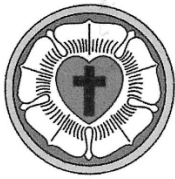
N



Photos of Site and Surrounding Area







TRINITY LUTHERAN

CHURCH, SCHOOL, AND EARLY CHILDHOOD

"Proclaiming a Changeless Christ to a Changing World"
www.trinitysanangelo.com - facebook.com/trinityangelotx

Rev. Allan C. Eckert
Senior Pastor
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325-223-9770 FAX
trinity@tlcsanangelo.com

School
Ron Fritsche, Principal
3516 Lutheran Way
San Angelo, TX 76904
325-947-1275
325-947-1377 FAX
ron@tlcsanangelo.com

Early Childhood
Tracy Rabb, Director
325-947-1148

December 3, 2024

City of San Angelo Planning Division
Attn: San Angelo City Council Member Tommy Hiebert, District 1
52 W College Ave
San Angelo, TX 76903

Dear Mr. Hiebert,

The staff and congregation of Trinity Lutheran Church and School write this letter in support of the planned development by KCG Companies of the property directly across the street from the entrance to our school.

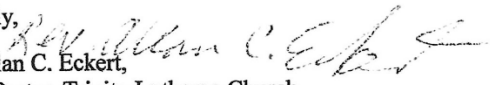
We participated in a ZOOM conference with Mr. Lintner and Mr. Bob Salas where the design and development of the 2-acre property was discussed.

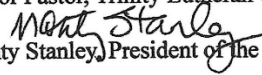
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We also expressed concerns regarding rental applications and tenant verification procedures due to the proximity of the school. KCG explained that they understand that concern and would have a tenant verification system in place.

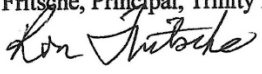
It is understood that KCG's plans will be on the agenda of upcoming Planning Board and City Council meetings. The KCG proposal was discussed at our November Parish Council meeting. A motion was made and approved to inform our City Council District representative and the City Council of our support for the development plan as it has been presented and explained.

Sincerely,


Rev. Allan C. Eckert,
Senior Pastor, Trinity Lutheran Church


Monty Stanley, President of the Congregation

Ron Fritsche, Principal, Trinity Lutheran School





10/16/2024

Subject: Development Overview "Bergman Heights" – proposed 50 unit apartment community at Sunset & YMCA Drive

Dear Community Member,

I hope this letter finds you both well. I am reaching out to discuss an apartment development our firm is proposing in your area. My firm, KCG, is proposing the development of 50 apartments on 2.5 acres at the corner of Sunset Drive and YMCA Drive - as illustrated on Pages 5 and 6 within this document. We have also scheduled a virtual community meeting to discuss any questions you may have regarding our plans and solicit feedback on what housing options are most needed for the area. In the interim, I wanted to share an overview of our firm and the proposed community investment we'd like to make in San Angelo "Bergman Heights" - which would be our second property in the city and one of many across the State of Texas.

Since our inception in 2015, KCG has become one of the most active and successful firms in the multifamily housing space nationally. We have consistently been ranked among the nation's top housing developers, most recently ranked #8 in 2023 in terms of new apartments developed. Our core values bring a community-centric, creative approach to the challenges of development and we strive to align with the socioeconomic needs of each community we serve. We take pride in countless public-private partnerships we have championed and with our developments aim to elevate not only the well-being of future residents but of the surrounding community.

We are long-term owner-investors in our communities. Rather than developing to sell quickly for a profit, we build to operate long term with a minimum hold period of 15 years. This approach naturally aligns our goals as an organization with the long term success and growth of the neighborhoods within which we invest. We take pride in this alignment and will work from day one to prioritize community input and goals in the development of this community.

This summer in San Angelo - KCG purchased and began the rehabilitation of River Point apartments - 204 rentals located at 1173 Benedict Drive. The property, built in 1970, has been poorly maintained and was in dire need of a renovation to avoid it becoming a "problem property" for the residents and surrounding community.. Our team is investing over \$14M into the property and when renovations are complete next year residents will benefit from completely renovated apartment units, a new clubhouse and all new property amenities. This effort is the result of collaboration with leaders of City and State government and is a great example of the public-private partnerships we look to create with our community investments.

It is our passion to create equitable housing options for all that has struck our interest in this particular new site near your facility and we look forward to working with the people of San Angelo to build better lives through better communities. The opportunity to bring attainable housing opportunities to the neighborhood alongside permanent, sustainable jobs is an undertaking we are extremely proud to be a part of.

Following this cover letter please find an overview of the proposed development of "Bergman Heights" and the KCG team that will oversee the build out and operations of the community for years to come.

I look forward to connecting with you soon to discuss further, answer any questions you might have and get your feedback on how we can best align our development efforts with the housing needs of the area.

Thank you,

A handwritten signature in black ink, appearing to read "CJ Lintner", written over a horizontal line.

CJ Lintner
Vice President of Development
KCG Development, LLC

KCG Development

9311 North Meridian Street Suite 100 | Indianapolis, IN | 46260 | (317) 502-9239

www.kcgcompanies.com / cj.lintner@kgccompanies.com

Conceptual Community Overview

KCG is proposing approximately 50 units of general tenancy rental housing, for the currently vacant parcel at the corner of Sunset Drive & YMCA Drive "Bergman Heights".

The community will use Texas Department of Housing and Community Affairs' 9% Tax Credit Program to provide units for households earning at or below 60% of the Area Median Income.

The contemplated design, illustrated by the renderings included herein, features 3-story buildings. This design will comply with all code requirements for multifamily development of this nature. Future discussions with City Staff and Community Members will guide further revisions to the site plan to ensure maximum alignment with local housing needs. Regardless - units will feature expansive floor plans, energy saving features, technology integration and more. The clubhouse will be a part of the larger residential building and will include spaces for various resident programming. The community will feature a community kitchen, fitness facility, walking paths, gazebos, a sport court, and playground alongside greenspace dedicated to residents. Buildings will have secured access and cameras for resident security.



efficient lighting, plumbing, windows, HVAC and more – will be integrated into the design. User-friendly technology integration – controlled building access, smart thermostats, built-in USB ports, smart-lighting in common areas, etc – will also be incorporated. KCG will also seek city staff and community input to ensure what is built is maximally responsive to what our future neighbors and residents want to see added to the city's housing inventory.

This community will be developed utilizing the State of Texas' 9% Housing Tax Credit Program, which allows for the development of modern, sustainably built housing inventory to serve households at a variety of income levels. Extremely high demand for labor nationally, coupled with supply chain issues for key components of residential construction, leaves cities like San Angelo at a disadvantage when it comes to providing new housing inventory. This leaves many renters in the stuck over-paying and burdened by the cost of housing. The Housing Tax Credit Program allows communities to close the gaps in their housing needs – providing market-rate quality housing options at rentals rates dictated by local income data. This means housing options that provide earners at all income levels a place to call home that's within budget.

The development of the community will be overseen from start to finish and throughout operations for years to come by the KCG team. KCG is a vertically integrated firm with Development, Design, Construction and Property Management all in-house – working with local partners in all of these areas to maximize local economic impact. Our corporate construction team will work with local subcontractors and laborers while, our design team will coordinate with local engineers and surveyors and our property management division will hire local property managers and maintenance staff to operate the community. This approach allows us to maximize economic benefit to the larger community. It also ensures the commitments we make on the front end with City Staff and members of the community are not only translated into what we build but into how the property is operated for decades to come.

The property will be connected with local health, social and mental wellness resources to ensure our residents have information and access to the resources they need to live with independence and stability while maintaining connections with the larger community. KCG is already having initial discussions with several area organizations and will leverage existing connections being implemented with River Point – our other San Angelo housing development.

Sustainable building features – solar panels,



KCG Development

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www.kcgcompanies.com / cj.lintner@kcgcompanies.com

Key Project Information

Property Name: Bergman Heights

Ownership Entity: KCG Development, LLC, or a related special purpose entity wholly owned by KCG Development, LLC

Tenancy: General Tenancy

Location (not yet formally assigned an address): Corner of Sunset Drive & YMCA Drive - Tom Green CAD ID R73620

Zoning: Commercial, will require a rezoning to allow for multifamily development

Contemplated Unit Mix – approximately 50 total units

- 11 1-Bedroom
- 25 2-Bedroom
- 14 3-Bedroom

Contemplated Rent Structure

- Per State requirements for the 9% Housing Tax Credit Program, units will be rented to households at or below 60% of Area Median Income levels. We are also offering some units as low as 30% AMI rent levels, for tenants at or below the 60% AMI levels.
- All utilities will be tenant paid, but the estimated cost of those utilities will be factored into and discounted from the rents tenants must pay to ensure an affordable living situation for all in the community

Contemplated Building Sustainability Features

- Energy Star Lighting
- Energy Star Appliances
- Energy Star Windows
- WaterSense Low-Flow Plumbing Fixtures
- Solar Panels to Reduce Electric Usage

Contemplated Technology Integration

- Smart outlets with USB plugs
- Controlled key-card access
- Smart common-area lighting
- Property Wide Fire Monitoring & Sprinkler System

Contemplated Development Timeline

- Progress to Date - Initial diligence, preliminary site planning and initial community outreach
- Q4 2024 – fully engage local community and city staff for design discussions, rezoning process and submittal to obtain City Council Resolution of Support required for funding application to the State
- January 2025 – submit pre-application for funding to State for 9% Housing Tax Credits
- February 2025 – prepare for 9% Housing Tax Credit Funding Application submissions
- March 2025 – submit full 9% HTC Funding Application to TDHCA, finalize initial set of design documents, unit and building plans, etc
- June 2025 – begin plan review and permitting process with City Staff
- July 2025 – receive formal award from TDHCA for 9% Housing Tax Credits
- November 2025 – financial closing and construction commencement
- November 2026 – first units online
- February 2027 – construction completion
- April 2027 – Lease-Up complete

KCG Development

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FAQ

Proposed Affordable Housing Development “Bergman Heights”

Information on Developer – KCG Development, LLC

- Indianapolis based, ranked the 8th largest affordable housing developer in the country in 2023
- Recently acquired and currently underway with multi-million dollars renovation of “River Point” 204 units of 1970’s era affordable housing at 1173 Benedict Drive
- “All In House” group with Development, Design, Construction and Property Management
- Long term owners and community investors → will own Bergman Heights for at least 15 years at minimum and likely 30+ years

Who Will Bergman Heights Serve?

- 100% of units will be affordable
- Majority of units will be for 60% AMI Renters (those making 60% of area median household income “AMI”), the balance of the units will be for households at 50% AMI and 30% AMI
- Open to all households types including seniors
- Tenants will pay their own rent, i.e. no subsidy or rent payment from HUD, State of Texas, etc → this is not HUD housing where the federal government pays tenant rent
- Tenants must be below 60% AMI to qualify, but also must have proof of income sufficient to pay their rent
- KCG Residential, our management company, has strict tenant qualifications to ensure all community members are safe and secure in their homes. We do background checks, verify income and credit, etc and have strict limitations on who is able to live in our communities

Proposed Amenities & Community Connections

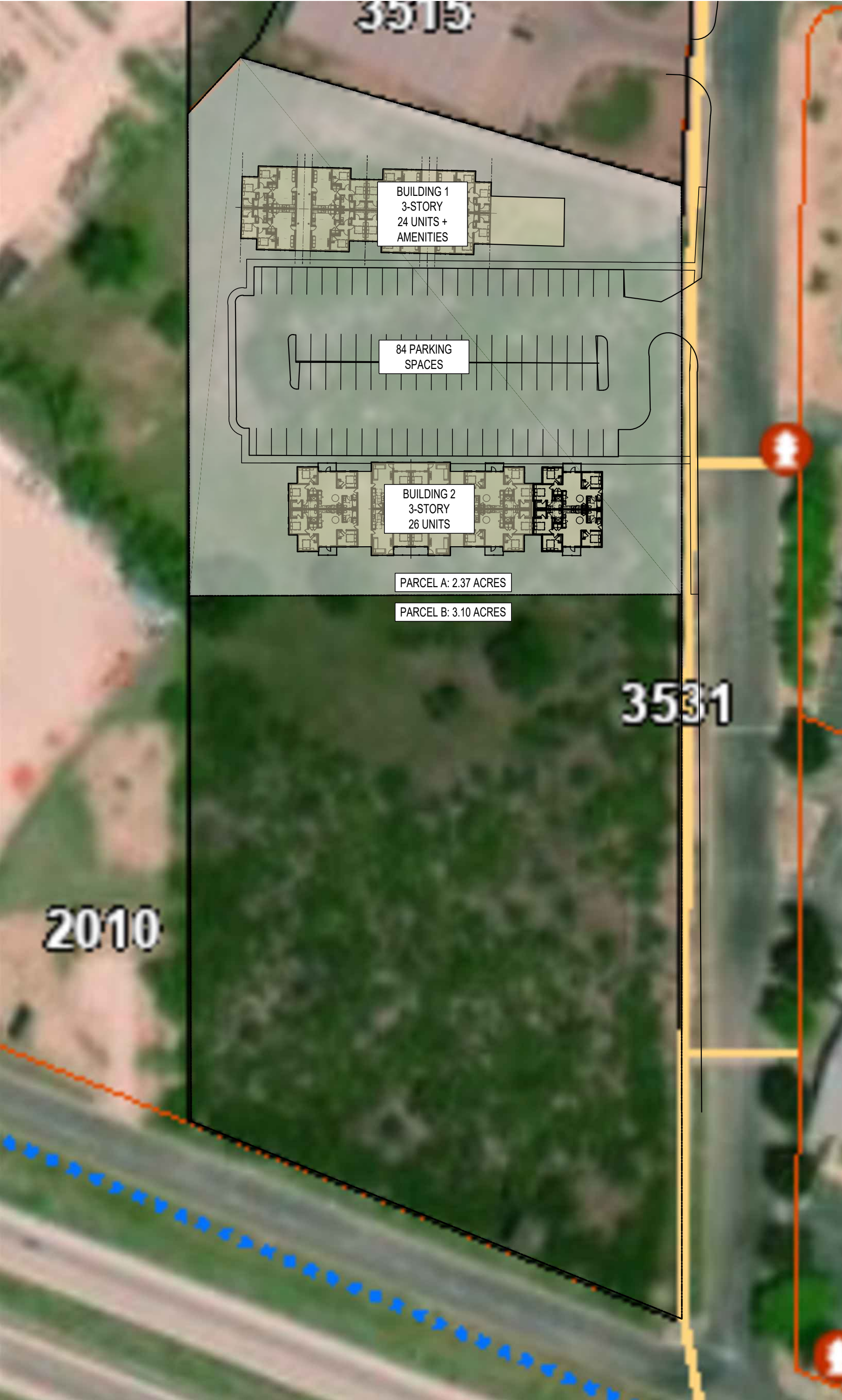
- KCG is actively coordinating with local area community nonprofits, social services organizations and more to ensure future residents have information and access to local programs and services
- On Site Management will host regular social, health and wellness activities for residents
- Community will feature a clubhouse with a pool, business center, fitness center, activities room for hosting outside groups and programs
- Property will have walking paths, bbq grills, gazebos and a playground for resident use only
- Community will have security cameras and controlled access to buildings for enhanced resident safety

Financial & Operational Concerns

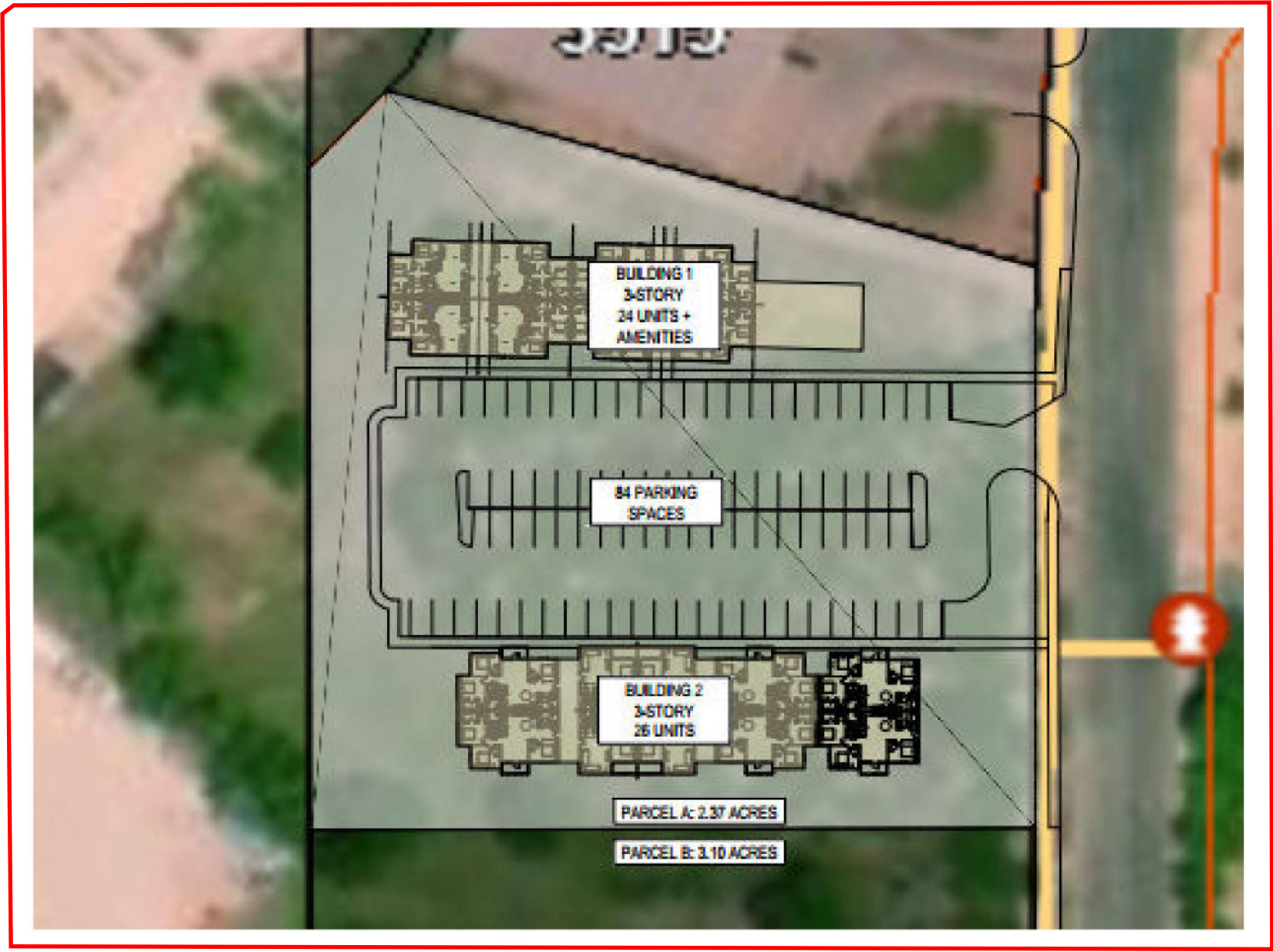
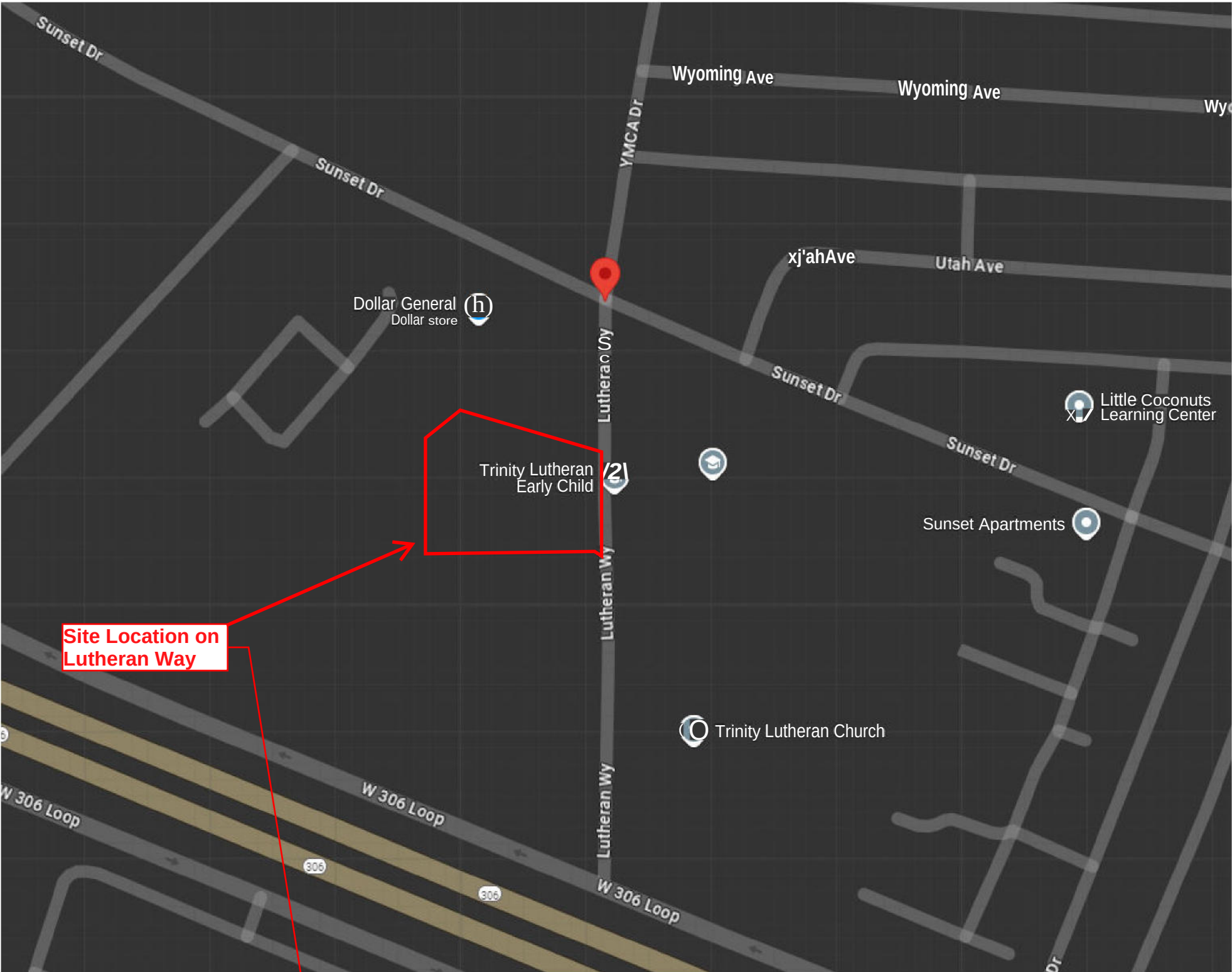
- KCG is not seeking any sort of fee waivers, tax relief, etc and intends to pay full taxes and fees to the City
- KCG will own and operate the property for at least 15 years and our financial success is directly tied to the upkeep and sustained value of the property, thereby tying it to the sustained success of the larger community
- KCG would likely renovate the property in Year 15 of ownership to ensure a high quality community for the long term
- KCG will aim to hire local employees to staff the on site management and maintenance positions
- KCG will aim to hire local subcontractors to assist in the construction of the property

Design Concerns

- The proposed building design is a 3 story walkup building similar to the renderings shown on the pages below with high quality exterior materials (brick or stone and hardy plank siding – i.e. no cheap vinyl siding)
- Apartment units will be designed with spacious floorplans and materials that are indistinguishable from market rate apartments, i.e. we are not cutting back on the look and feel of the community simply because it’s affordable
- The finished product will be indistinguishable from area market rate apartment communities



Site Location



Our History and Methodology

Established in 2015, KCG is a mixed-use and multifamily housing developer founded on the principle that positive social impact and profitable development are not mutually exclusive. Never taking a “one-size-fits-all” approach, we take pride in our commitment to aligning our vision with that of local stakeholders. Through this customization, we build sustainable communities that represent long-term value and opportunity for residents.

KCG’s approach to development and strong values are reinforced by the experience of its team members. Throughout our careers, KCG principals have collectively financed, developed, or built more than \$2.8 billion of multifamily rental housing. This combined expertise allows KCG to craft unique, market-responsive development solutions and effectively leverage a wide range of financing sources.

Since 2018, KCG has consistently been ranked among the nation’s top 30 Affordable Multifamily Developers in Affordable Housing Finance’s annual ranking. KCG Companies was named the #8 Top Development Firm in 2022 according to Affordable Housing Finance (AHF). Our growth and successes to date are a testament to a multi-disciplinary development approach and KCG’s strong partnerships with housing agencies, financial partners, localities, and our residents.

Our core values bring a community-centric, creative approach to the challenges of development and we strive to align with the socioeconomic needs of each community we serve. We take pride in public-private partnerships we have championed. We fully understand that without meeting our community needs where we build, own and manage; our efforts would be fruitless and unsustainable.

We are a long-term owner/investor in all the communities we serve. Rather than developing housing to stabilize and sell for a profit, we build to operate with a minimum hold period of 15-30 years. This approach aligns our goals as an organization with the long-term success and growth of the neighborhoods within which we invest. We take pride in this alignment and will work from day one to prioritize community input and goals in the development of this community.



Building Better Lives Through Better Communities

KCG DEVELOPMENT | KCG DESIGN SERVICES | KCG CONSTRUCTION | KCG RESIDENTIAL

KCG Companies is a vertically-integrated real estate development firm, comprised of four divisions specializing in Senior and Multifamily Housing Development and Preservation.



kcgcompanies.com

Advancing Excellence Through Meaningful Development

KCG Companies specializes in creating and preserving senior and multifamily housing communities. We build vibrant communities that offer all residents an enhanced quality of life and a proud place to call home.

Our mission is to Advance excellence in the multifamily industry and be the trusted partner for positive, transformational community development.

Founded on the guiding principle that positive social impact and profitable development are not mutually exclusive, we strive to advance and redefine standards for superior-quality sustainable communities.



Our Communities

Below, and throughout this brochure, are photos and renderings of our developments. We're proud of our accomplishments and the communities we've built across the United States.



To learn more about our communities or a specific project, visit | kcgcompanies.com/portfolio



Building Communities That Connect All Who Live and Work There.

Our unique approach combines a clearly defined vision with an unwavering commitment to deliver on our promises. Through the development and operation of each community, we focus on maximizing the environmental, social, and financial returns for our residents and partners.

We cultivate strong partnerships with local governments, non-profit organizations, and development professionals throughout the country to build exceptional mixed use and multifamily communities.



Setting the Standard for Excellence in Multifamily Housing

We rely on our combined expertise and experience to create unique delivery solutions for each project. Rather than take a “one-size-fits-all” approach to development, we engage and collaborate with community stakeholders to build sustainable, active communities.



KCG Development

our disciplined approach to development is the cornerstone of KCG’s success. We believe that in order to deliver superior quality communities for our residents, we must be relentless in our commitment to excellence, beginning with the initial concept all the way through completion. As such, we are constantly evolving and refining our approach to develop best practices and exceed expectations.

The KCG team carefully evaluates each development and acquisition opportunity. We have significant experience executing complex transactions and deal structures, and strong relationships with local communities and long-term financial partners who share our vision for building exceptional communities.



KCG Construction

Our construction team is involved from day 1 in the development process, and empowers clients to make decisions which balance cost savings and a desired outcome without compromising quality. We believe construction professionals must be keenly involved in the development process and invested in the unique vision for each development in order to complete construction on time and within budget.

With senior leadership’s 75+ years of combined construction experience in multifamily, mixed-use, student housing, military housing, and commercial construction, KCG Construction is one of the most versatile and experienced in the industry.

Our KCG Portfolio

\$1+ Billion

in multifamily development

35+ States

active or completed communities
by senior leadership

75+ Years

senior leadership’s multifamily
construction & management experience



KCG Design Services

Design is a critical part of the overall development process. Our Design Services team ensures that the KCG vision is clearly established for each project and consistently maintained across the entire KCG portfolio. Working in tandem with carefully selected third-party professionals, Design Services is a crucial hub of communication between Development, Construction, and our consultants.

KCG Design Services integrates planning, architecture, engineering, landscape design, interior design, finishes, and furniture selection for a holistic approach to place making. With extensive master planning, residential design, and construction experience in house, KCG is dedicated to creating communities that improve their surroundings and provide exceptional places for people to live, work, and play.



KCG Residential

KCG Residential launched in May 2021 to bring property management in-house to solve a need for better performance and portfolio management than existed with third-party management companies. Since then, the team has been steadily assuming management for 26 residential communities in the portfolio (4,300+ units and growing).

Our focus is on providing an exemplary resident experience and delivering approved social services all while achieving financial viability. Our results are a direct reflection of how we manage with intention, training, a well-monitored system of checks and balances and collaboration.

KCG Residential's team has 75+ years' combined experience in the field. We have a proven track record and reputation of scoring well on UPCS physical inspections as well as LIHTC desk audits, tax credit delivery guidelines, and adhering to program requirements (inc. AFHMP).

Our KCG Portfolio

4,300+ Units

Senior and multifamily development

27 Communities

Owned-and-operated multifamily developments

8 States, 9+ Years

Designing, developing, building and managing properties as KCG

“ KCG Development strives to set the standard for excellence. ”

— CONSTRUCTION TODAY

***Ranked #8 nationwide,
Top 50 Affordable Housing Developers***

— AFFORDABLE HOUSING FINANCE, TOP 50 AFFORDABLE HOUSING DEVELOPERS RANKINGS

EXPERTISE MEETS EXPERIENCE

Our team is comprised of motivated, seasoned real estate professionals with expertise in economic development, multifamily design, construction, and finance.

The KCG team has successfully planned, developed, rehabilitated, built and / or managed many different types of communities including mixed-use, mixed-income, transit-oriented, green building, historic rehabilitations, military housing, senior, and both market-rate and work-force housing.



Our Core Values

Accountability

We are responsible and trustworthy, individually and as a team. We don't let others let us fail.

Commitment

We are fully dedicated to our vision to build better lives. We create dynamic communities and foster long-term relationships.

Entrepreneurship

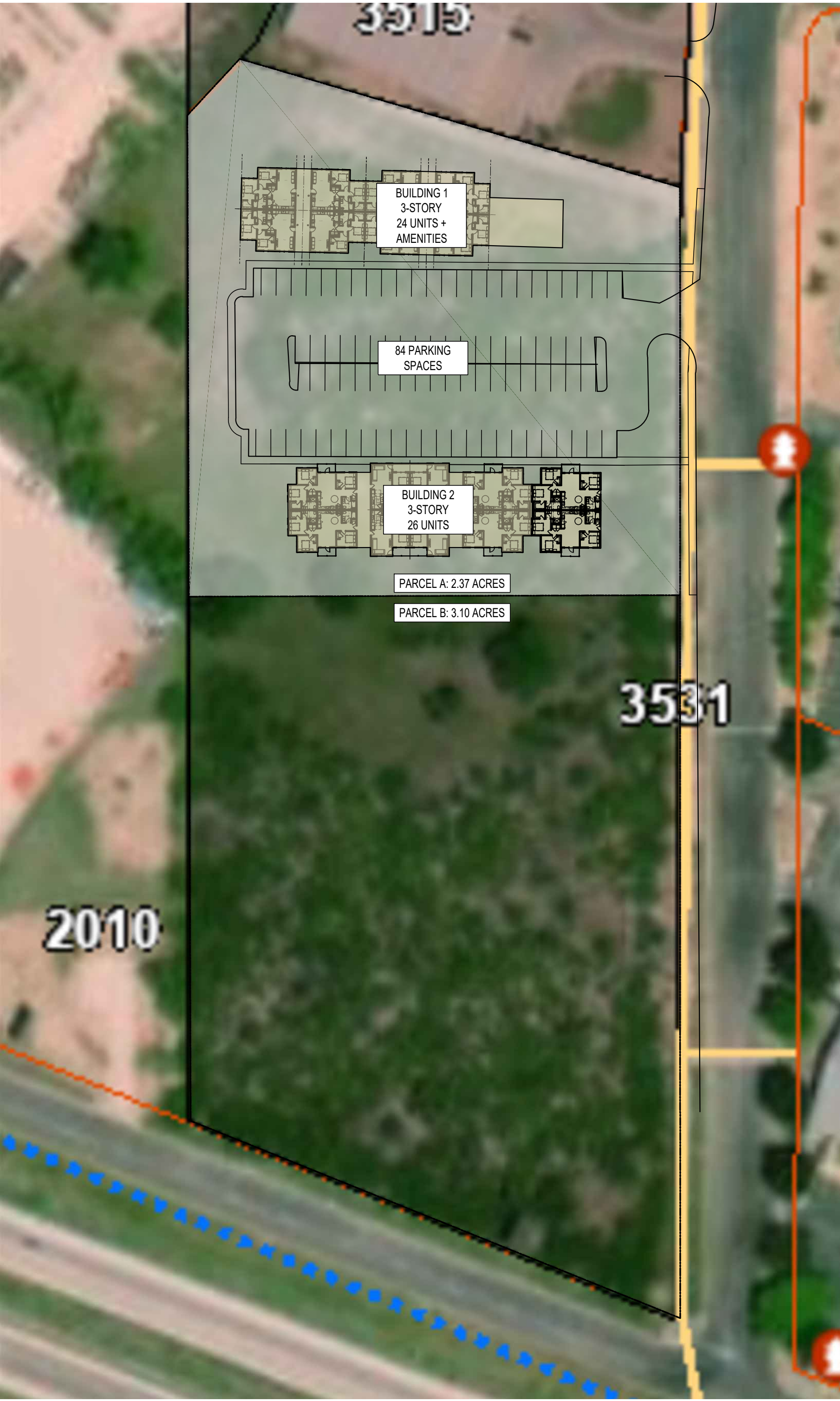
We work with an ownership mindset. We continuously innovate, turning ideas into action. We treat challenges as opportunities to improve outcomes and the organization.

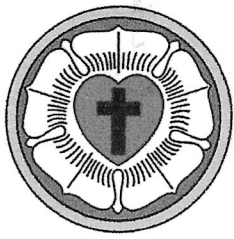
Transparency

Each employee has a unique and important role in the organization. We act responsibly and communicate authentically. We acknowledge our failures and turn them into learning opportunities.

Collaboration

We are driven by a common purpose. We support one another across departments to overcome challenges and collectively pursue our goals.





TRINITY LUTHERAN

CHURCH, SCHOOL, AND EARLY CHILDHOOD

"Proclaiming a Changeless Christ to a Changing World"

www.trinitysanangelo.com - facebook.com/trinityangelotx

December 3, 2024

Rev. Allan C. Eckert
Senior Pastor
361-522-5410
allan.eckert@gmail.com

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Early Childhood
Tracy Rabb, Director
325-947-1148

City of San Angelo Planning Division
Attn: San Angelo City Council Member Tommy Hiebert, District 1
52 W College Ave
San Angelo, TX 76903

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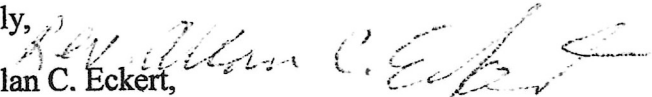
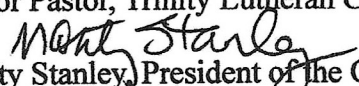
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Sincerely,

Rev. Allan C. Eckert,
Senior Pastor, Trinity Lutheran Church

Monty Stanley, President of the Congregation

Ron Fritsche, Principal, Trinity Lutheran School


PLANNING COMMISSION – December 16, 2024
STAFF REPORT



APPLICATION TYPE:		CASE:	
Expansion of a Non-conforming Use		NCU24-02: 2208 Webster Ave	
SYNOPSIS:			
This request involves a residential property with an efficiency apartment located to the rear of the lot. This apartment has been in place and permitted for over two decades, and as a result is considered a Non-conforming Use. Now, the property owner wishes to split the utilities to separate the water and electric meters. To do so would require approval of an expansion of a Non-conforming Use.			
LOCATION:		LEGAL DESCRIPTION:	
2208 Webster Ave		Acres: 0.161, Lot: 3, Blk: 11, Subd: FOREST PARK ADDITION	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #2 – Tom Thompson Neighborhood – Angelo Heights		Single-Family Residential (RS-1)	Neighborhood
			.161 acres
THOROUGHFARE PLAN:			
Webster Ave – Local Road			
NOTIFICATIONS:			
20 notifications mailed within 200-foot radius on November 1, 2024. Received one in support and zero opposed.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of an expansion of a Non-conforming Use to allow for separated utilities for an accessory apartment at 2208 Webster Ave.			
PROPERTY OWNER/PETITIONER:			
Owner: Across Generations Investments			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

Similar accessory apartments are not uncommon in this area and other parts of town. There will be no changes to the use or structure itself. The building appears that it may also be non-conforming in its required side and rear setbacks, as well. This Non-conforming Use helps to address a need for small efficiency-style dwelling units. The lot has sufficient parking for both structures.

Recommendation:

Staff recommend **APPROVAL** of an expansion of a Non-conforming Use to allow for separated utilities for an accessory apartment at 2208 Webster Ave.

Attachments:

Aerial Map
Notification Map
Zoning Map
Site Photo



Aerial Map
NCU24-02: 2208 Webster Ave

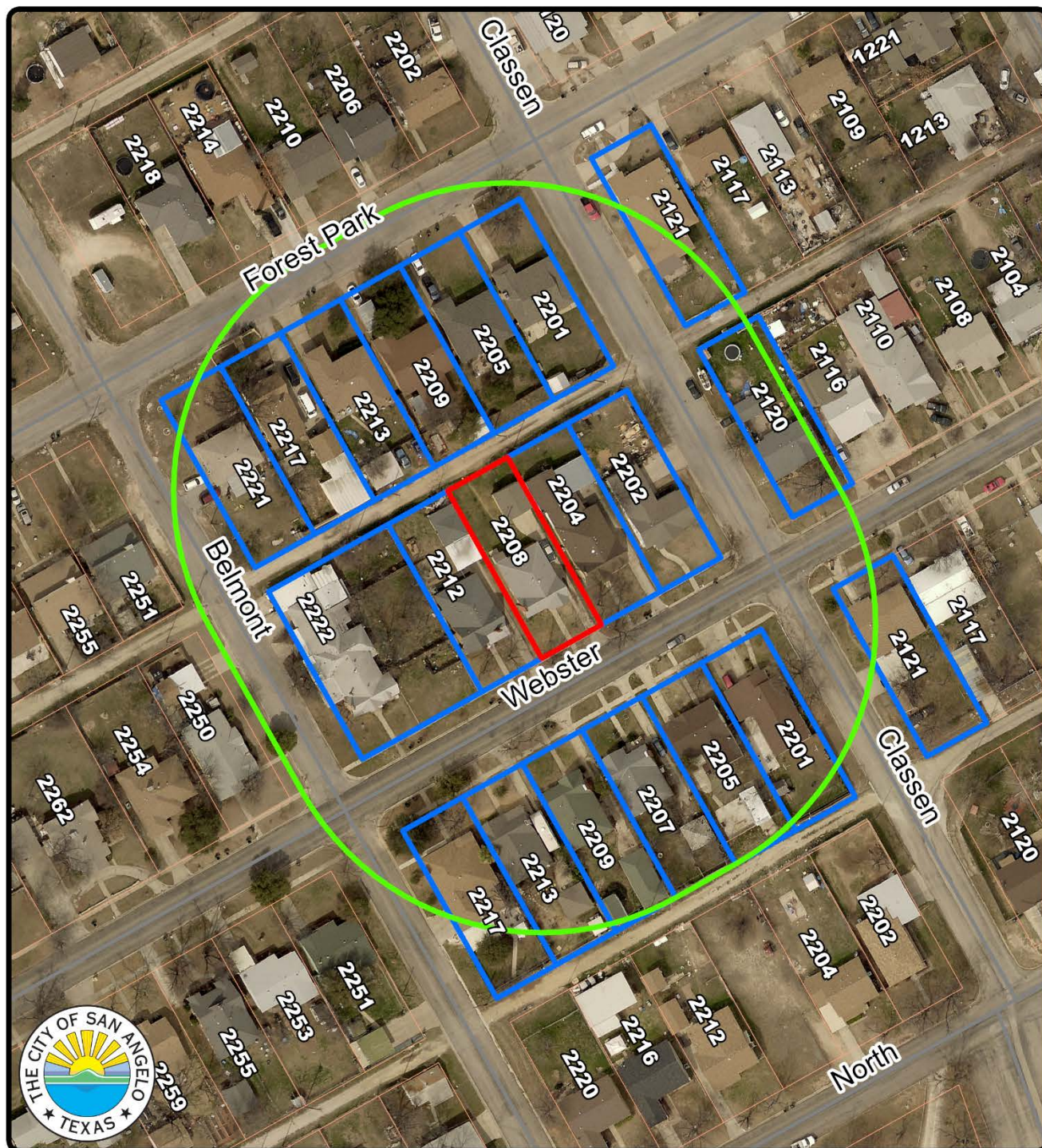
Council District: #2 Tom Thompson

Neighborhood: Angelo Heights

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: 





200' Notification Map
NCU24-02: 2208 Webster Ave

Council District: #2 Tom Thompson

Neighborhood: Angelo Heights

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 





Zoning Map

NCU24-02: 2208 Webster Ave

Council District: #2 Tom Thompson

Neighborhood: Angelo Heights

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: 



Site Photo

