



Planning Commission 1/27/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on January 27, 2025 at 9:00 AM at McNease Convention Center – Council Chambers, 501 Rio Concho Dr., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

A. Chair & Vice-Chair Elections: Nominate and vote for 2024 Chairperson and Vice.

1. Chairperson election
2. Vice-Chairperson election

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 November 18, 2024

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

IV. Regular Agenda

A. Conditional Uses

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

1. **CU24-34 216 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.
2. **CU23-57 306 N Monroe St (SMD#4):** A request to revoke the conditional use for a short term rental located at 306 N Monroe St.

B. Rezoning and Comprehensive Plan Amendments

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

1. **PD24-07 4673 Christoval Rd:** A request for a zone change to a Planned Development from

Heavy Commercial (CH), allowing one framed house and one manufactured home on 2 acres out of 13 acres located at 4673 Christoval Rd

2. **Z24-17 2401 N Chadbourne:** A request for a zone change from General/Heavy Commercial (CG/CH) Zoning District to General Commercial (CG) located at 2401 N Chadbourne

C. **Subdivision Plats**

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

1. **FP24-23 Las Lomas South Subdivision Tract 1:** A request to final plat one lot measuring 2.00 acres and located at 125 Las Lomas Drive in Ranch & Estate (R&E) zoning, a request for approval of a variance for the 0' of the 6' required paving width on Las Lomas Drive, and a request for approval of a variance to not construct a new minor arterial road being the future extension of Foster Rd.
2. **FP24-24 Arden Acres Section 4:** A request to final plat one lot measuring 0.99 acres and located at 4453 Arden Road in Heavy Commercial (CH) zoning.
3. **RP24-32 Poulter's Highland Acres Tract 36 Blk 1:** A request to replat Block 1 of of the Poulter's Highland Acres resulting in one lot in the Heavy Commercial (CH) zoning district and a request for approval of a variance for additional right-of-way dedication.

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, February 24, 2025, at 9 am** in the East Mezzanine in City Hall at 72 W College Ave.

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 24th day of January 2025, at 8:32 a.m.



Aaron Vannoy, Director of Planning and
Development Services

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

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



RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
Monday, November 18, 9:00 A.M.

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

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

I. Call to Order

Chair Stribling called the meeting to order at 9:03 am and recognized a quorum of 5. Commissioner Davis arrived at Item IV.A.2., which accounts for the change in number of votes at that time.

II. Public Comment

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

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

III. Consent Agenda

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

A. Meeting Minutes: Consider approving the meeting minutes from August 19, 2024.

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

C. Meeting Minutes: Consider approving the meeting minutes from October 21, 2024.

D. RP24-24 Sunnyside Addition, Block H, Lots 19-20 (SMD #3): First replat in Block H of Sunnyside

Addition, creating three lots from two.
Chair Stribling opened and closed public comment, as no one came forward.

Vice Chair Uherik gave a motion to approve the items on the Consent Agenda, except Item B. Commissioner Aguirre seconded this motion, which then was carried 5-0.

IV. Regular Agenda

A. Subdivision Plats

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

1. FP24-18 Trinity Park Section Two (SMD#1): A request to Final Plat Trinity Park Section Two being 19.997 acres located at located at 519 & 528 Country Club Rd. and a variance request for paving width and curb and gutter on County Club Road. This received a 30-day extension at the October meeting at the request of the applicant.

Senior Planner Lineberry presented this request to the Commissioners, which is a Final Plat that will cover the full 19.997 acres of the property. The applicant is requesting a variance for paving, curb, and gutter along Country Club Rd. The staff is recommending a partial variance to allow the applicant to complete only 3 ft. of paving, along with curb and gutter to match the infrastructure at their property line on Country Club Rd. and to receive a waiver for sidewalks along US 277. The staff recommends approval for the final plat with six conditions. Applicant requested sidewalk waiver, which was denied. They would like to appeal it here today. Current road is 21 ft and minimum is 26 ft by ordinance. The 3ft paving would take the road to 24 ft.

Chair Stribling opened public comment.

Russel Gulley, SKG Engineering, spoke in support of the project and answer questions from the Commissioners. Church has functioned in this location for many years. The school is a new addition and they are platting because of that. Mr. Gulley speaks of the financial burden this will be for the applicant.

Mickey Burkett, Board of Directors for San Angelo Christian Academy, speaks in support of the project and details the plan for enclosing a current open structure into a closed gym.

Chair Stribling closed public comment.

The Commissioners discuss the case and come to consensus that sidewalks are important to this property because the school is there and students need safe way to get in and out of the neighborhood. The street has been widen up until their property and it makes sense to

Vice Chair Uherik gave a motion to approve the final plat and road widening as recommended by staff with the exception of waiving sidewalks along 277 and allowing partial sidewalk waiver to only be responsible for sidewalks from curb cut back towards the neighborhood. Commissioner Pool seconded this motion, which then was carried 5-0.

2. PP24-03 & FP24-22 Bank and Trust Subdivision (SMD#2) A preliminary plat subdividing 7.192 acres of vacant land into four lots for commercial development along US Highway 87, and a final plat outlining one 2.5 acre lot from the southern area of the preliminary plat along Humble Road.

Planner Reed presented this request to the Commissioners, which is a request for preliminary and final plat on 7.192 acres in the Bank and Trust Subdivision. There is a current paving width of 22 ft. and there is 46' of ROW with no curb and gutter. This should be 48 ft and 68 ft, respectively. Applicant is request a partial variance to pave their incremental half of the additional paving – 13 ft and a partial variance to dedicate their incremental half of ROW, 17 ft. Staff supports the partial variances on this existing minor arterial.

Chair Stribling opened public comment.

Russel Gulley spoke in support of the project and answer questions from the Commissioners. Since applicant is dedicating 11 ft of ROW and 13 ft of road, there is no need for a variance. There is a waiver on file for the sidewalks, but that is not ready to be discussed here because it has to go through the Planning Director and City Engineer first.

Chair Stribling closed public comment.

Commissioner Self gave a motion to approve as requested with striking conditions 2 and 3 and adding that the sidewalk will be deferred to the site plan. Commissioner Davis seconded this motion, which then was carried 6-0.

Commissioner Aguirre gave a motion to approve the preliminary plat. Commissioner Self seconded this motion, which then was carried 6-0.

3. Crosswinds Section 1A & 1B (SMD#4): A request to Final Plat 1A Crosswinds, being 7.272 acres and 1B Crosswinds, being 5.028 acres located in the G SCHUBITZ survey and the MARYLOU ADDITION, WEST PART OF LOT 2

Director Vannoy presented this request to the Commissioners, which is two final plats. The applicant is requesting a Planned Development with an underlying RS-3 zoning that also allows single family and duplexes among other types of housing. Staff recommends approval with 8 conditions.

1. Provide tax certificate
2. Extend sewer main
3. Extend water main
4. Install necessary utility service connections
5. Submit a drainage study & make any required improvements
6. Construct Anne Dr. to city standards
7. Remove dedication of Tract A
8. Add fire hydrant where necessary

Chair Stribling opened public comment.

Russel Gulley, SKG Engineering, spoke in support of the project and answer questions from the Commissioners.

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 6-0.

B. Rezoning and Comprehensive Plan Amendments

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

1. 224-15 Lasker Addition Block 25 (SMD#4): A request for a zone change from General/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) including six properties located around W 18th, W 19th, and Martin Luther King Dr.

Planner Reed presented this request to the Commission, which is a request for a rezone. Most lots are occupied by very old structures that are ready to come down. It is believed that is the owner's intention. Six support and one opposed this project from the 28 notifications that were sent out. The rezone is appropriate with the other areas around it, as well as the vision plan.

Chair Stribling opened public comment.

Dedra Butler – Owned some of the properties near this request until May of 2024. No real opposition, just glad it's not going to be commercial.

Gloria Vega – Does not wish to speak

Evelyn Smith – SMD#5, Here to represent the church on the corner of MLK and 18th and ask about the vision plan for this area.

Chair Stribling closed public comment.

Commissioner Self gave a motion to approve the request as presented. Commissioner Davis seconded this motion, which then was carried 6-0.

C. Conditional Uses

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

1. CU24-28 818 S Abe (SMD#5): Request for a Conditional Use to allow a Short-Term Rental at 818 S Abe.

Administrator Garmany presented this request to the Commission in Austin, which is a short-term rental in the RS-2 zone. Parking was a concern with such a busy street on the frontage, but they have adequate parking

Chair Stribling opened public comment.

Beverly Grenda lives down the alley from this property and gets clarification on what a short-term rental is. She expresses her disapproval of this STR and gets information on how to report issues.

Kay Holland – Doesn't wish to speak.

Alicia Long – Get more information about how to get in touch with operators. Want to make sure their block and neighborhood are safe for the residents.

Commissioner Davis gives information about what owners and operators go through when they are getting an STR ready, and how they are invested in the areas where their STRs are located. Brings them revenue, so it's in their best interest

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 6-0.

2. CU24-29 999 Knickerbocker (SMD#5): A request for a Conditional Use for retail use within a Light Manufacturing (ML) zoning district.

Senior Planner Lineberry presented this request to the Commission, which is a Conditional Use to allow retail sales in the ML zone. There was a conditional use permit on this property in the past to sell golf carts.

Chair Stribling opened and closed public comment, as no one came forward.

Commissioner Davis gave a motion to approve the request as presented. Commissioner Pool seconded this motion, which then was carried 6-0.

D. Sign Variances

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

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

Senior Planner Lineberry presented this request to the Commission, which is to have two variances on a sign. The sign is 30', but the scale is not correct in the drawing. A hardship could not be identified, so staff is recommending denial of the two variances. One issue is the direction of the sign. Each frontage can have one sign, but both signs are proposed to face Koenigheim. Applicant is not willing to face the sign in the other direction or take down the already existing sign on the back of the property.

Chair Stribling opened public comment.

Kendall Robinson, employee of sign installation company. Looking to install signs that meet the design standards of Chevron. Would prefer not to turn the second sign to Harris because most traffic comes from the other direction.

Chair Stribling closed public comment.

Vice Chair Uherik gave a motion to deny the request as presented. Commissioner Davis seconded this motion, which then was carried 6-0.

E. Non-conforming Use Extension

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

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

Director Vannoy presented this request to the Commission, which is a request to expand a nonconforming structure. This is a very small building and it has an upstairs seating area. Staff recommends approval.

Chair Stribling opened public comment.

Steve Gusset, Owner of Angelo Ale House, spoke in support of the project and answered questions from the Commissioners. The new structure will be a free standing shade structure.

Chair Stribling closed public comment.

*Commissioner Aguirre gave a motion to **approve** the request as presented. Commissioner Davis seconded this motion, which then was carried 6-0.*

F. Discussion Items & Direction Requests

1. Discussion of Knickerbocker Rezoning – There is an area of Knickerbocker from Jackson to the railroad are all zoned Light Manufacturing, but none of the businesses are being used in that way. City staff is interested in leading a rezoning for this area. Commission is friendly to the idea.

2. Sign Ordinance Amendments – Moratorium of some sections of the sign ordinance, specifically onsite and off-site signs. Need to bring minimal changes to enforce the ordinances that are currently on the books. We need a definition for billboards. Working with stakeholders and other staff to get together something to bring to PC and then City Council.

V. Planning Director's Report

Moving forward with getting Granicus set up and running. This is the software for STR management. Looking to create the ordinance for hotel tax (HOT) that will register San Angelo. Moving forward with the resolution for City Council for approval to apply for Resilient Communities grant. Planning to look at the data associated with the Infill Program to measure its effectiveness and set goals for the future of the program.

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, November, 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 Pool, passes 6-0. The meeting adjourned at 10:53 am.

Travis Stribling, Chairman

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RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
Monday, December 16, 2024 9:00 a.m.

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

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

I. Call to Order

Commissioner Stribling called meeting to order at 9:02 am and recognized quorum of 5.

II. Public Comment

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

Jamal, SMD#3, spoke about a conditional use approved in August of 2024 for a salvage yard. Stated concern that it is not keeping up with administrative code. Jamal also spoke about the comprehensive plan and offered information on zoning.

Public comment was closed by Commissioner Stribling and meeting moved to Consent Agenda.

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.

Commissioner Davis motioned to remove November 18th, 2024 meeting minutes. Commissioner Uherik seconded. Motion carried 5-0

- 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.

Commissioner Davis motioned to move item to regular agenda. Commissioner Uherik seconded. Motion carried 5-0

Commissioner Uherik motioned to approve items A & C on Consent Agenda. Commissioner Davis second. Motion carried 5-0

IV. Regular Agenda

- A. **Subdivision Plats**

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

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.

Commissioner Stribling opened topic for public comment. Russell Gully declined to speak. Commissioner Stribling closed public comment.

Commissioner Davis motioned to approve as staff presented. Commissioner Pool second. Motion carried 5-0

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.

Commissioner Stribling opened topic for public comment. Russell Gully with SKG Engineering spoke about the development and working with staff. James Ducan refused to speak for open comment. Commissioner Stribling closed public comment.

Commissioner Uherik moved to approve, Commissioner Aguirre seconded. Motion carried 5-0.

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.

Commissioner Stribling opened topic for public comment. No public comment. Commissioner Stribling closed public comment.

Commissioner Davis motion to approve as presented, Commissioner Uherik seconded. Motion carried 5-0.

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.

Commissioner Stribling opened topic for public comment. Russell Gully with SKG Engineering spoke about the property and the reason for the request for variances. Commissioner Stribling closed public comment.

Commissioner Aguirre made motion to deny the zero feet and proceed with the 20 feet as recommended by staff for Jackrabbit Trail. Commissioner Uherik seconded. Motion carried 3-2.

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.

Commissioner Davis made motion to approve with the two conditions presented. Commissioner Uherik seconded. 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. **CU24-30 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.

Commissioner Stribling opened for public comment. William Thorp declined to speak unless there are questions. Public comment closed by Commissioner Stribling.

Commissioner Davis made motion to approve as presented. Commissioner Uherik seconded. Motion carried. 5-0

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.

Commissioner Stribling opened for public comment. William Thorp spoke to the commission

about the parking spaces provided. Commissioner Stribling closed public comment.

Commissioner Davis motioned to approve as presented. Commissioner Pool seconded. Motion carried 5-0.

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.

Commissioner Stribling opened for public comment. Mr Carrizales spoke about project and the request to expand for more workspace and storage. Commissioner Stribling closed public comment.

Commissioner Uherik motioned to approve adding condition that applicant submit a site plan showing any improvements and any parking surfaces that will need to be brought to current parking ordinance standards. Commissioner Davis seconded. Motion carried 5-0.

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.

*Commissioner Uherik motioned to **table until January 27th, 2025 meeting.** Commissioner Davis seconded. Motion carried 5-0*

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.

Commissioner Stribling opened for public comment. Applicant declined to speak unless there are questions. Public comment closed.

Commissioner Davis motion to approve as presented. Commissioner Uherik seconded. Motion carried 5-0

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.

Commissioner Stribling opened of public comment. Mr Carter spoke from a distance. Public comment closed by Commissioner Stribling.

Commissioner Davis motioned to approve as presented. Commissioner Pool seconded. Motion carried 5-0

V. Planning Director's Report

Director Vannoy advised of meeting change in January. Due to MLK day the 20th, the next planning commission will be moved to Jan 27th 2025.

Senior Planner, Rae Lineberry reminded the commission of the elections coming up for Jan 27th meeting.

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

Commissioner Stribley asked for motion to adjourn meeting. Commissioner Uherik made motion, commissioner Davis second. Motion carried 5-0

Meeting adjourned at 10:22am

Travis Stribling, Chairman

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PLANNING COMMISSION – January 27, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Conditional Use	CU24-34: 216 W 5th		
SYNOPSIS:			
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.			
LOCATION:	LEGAL DESCRIPTION:		
216 W 5 th St.	Acres: 0.574, Lot: 11 THRU 15, Blk: 9, Subd: MILES ADDITION		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Downtown	Light Manufacturing (ML)	Downtown	.574 acres
THOROUGHFARE PLAN:			
5th Street – Local Road. Current right of way is 73’ wide with approximately 11’ on the north side of west 5th street. The paving width is variable from 42’ wide at the eastern point of the lot to 28’ at the drainage structure and the railroad crossing. All measurements meet standards for a currently constructed roadway.			
NOTIFICATIONS:			
22 notifications mailed within 200-foot radius in December 2024. 4 responses have been received to date; all being against the proposed project and zero for the project.			
STAFF RECOMMENDATION:			
Staff recommends Denial of CU24-34 due to land use capability for the high-volume traffic and parking requirements which have not been mitigated to date.			
PROPERTY OWNER/PETITIONER:			
Applicant: Paul King			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210 Aaron.vannoy@cosatx.us			

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

1. **Impacts Minimized. Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The proposed use will have any adverse effects as the area. Currently parking is the major contributing factor with their being a required 30+ parking spaces for the over 14,000 Sq. Ft. facility being primarily used as gymnastics and dance but with the options to host birthday parties and events. While some traffic may be drop off and pick up; significant drainage issues and lack of on-site parking place a vulnerable age citizen walking along the roadway as there are no sidewalks present. This overflow is creating current issues with adjacent business, roadway traffic, and residential property owners.
The facility has been identified as needing some upgrades during to occupancy. It has been learned that illegal construction has taken place through a local contractor. The changes which have been made do not currently satisfy the International Building Code or the International fire Code; while not part of the zoning ordinance it is very possible that a fire suppression system will be required. There is not water main directly adjacent to this property which would support a fire suppression system at this time.
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 and continues to observe inconsistency with Sec 511 of the Zoning ordinance. While the Vision plan does state that this area should turn to more of a Downtown feel and environment, the proposed use and size of building places a heavy burden on parking and circulation of traffic. While we do have some options to reduce onsite parking or allow off-site parking none of those items have been secured at this time which means a conditional use permit for the intended use is premature.
3. **Compatible with Surrounding Area. Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** Staff does not believe the request is compatible with the surrounding area, which as mentioned is mostly warehouse and residential uses with a railroad spur which connects to major heavy manufacturing sites to the northeast.
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. However, drainage in the area seems to pool at the loading dock area; during significant rainfall this area could pose a nuisance for vector insects, and odors.
5. **Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** There is a consistent history for the need for commercial properties such as this; however the location is not ideal and not conducive to the intensity of parking, traffic, and potential development related costs art this time.
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 does not belive 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. This area is still intensely warehouse, manufacturing with some older residential. If the area, meaning whole blocks were to change then the project may have a viable chance to meet the criteria.

Recommendation:

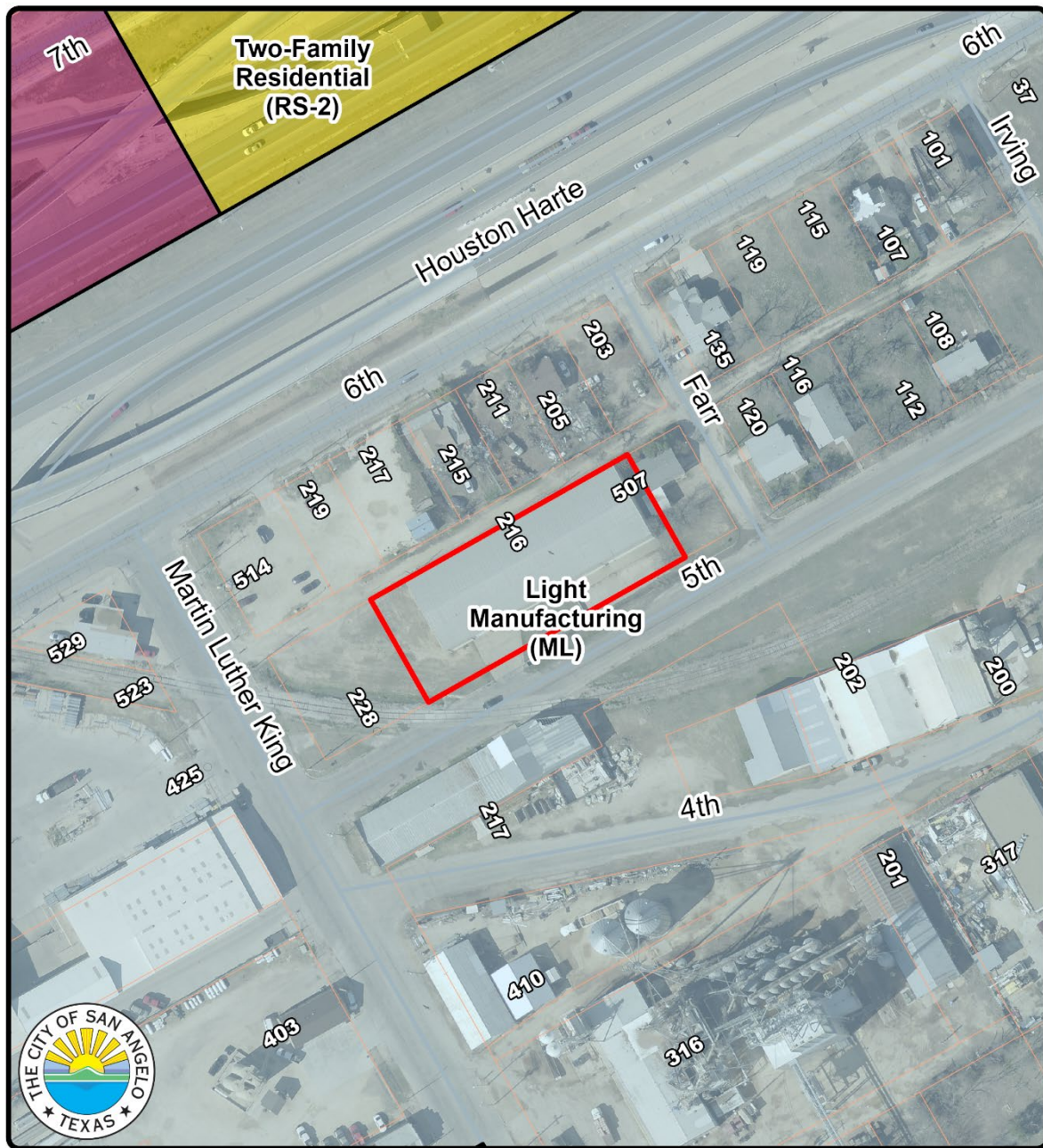
Staff recommends **Denial** of CU24-34.

Attachments:

Aerial Map
Zoning Map
Photographs



Scale: 0 0.010.01 0.03 0.04 0.06 Miles



Zoning Map

CU24-34: 216 W 5th St.

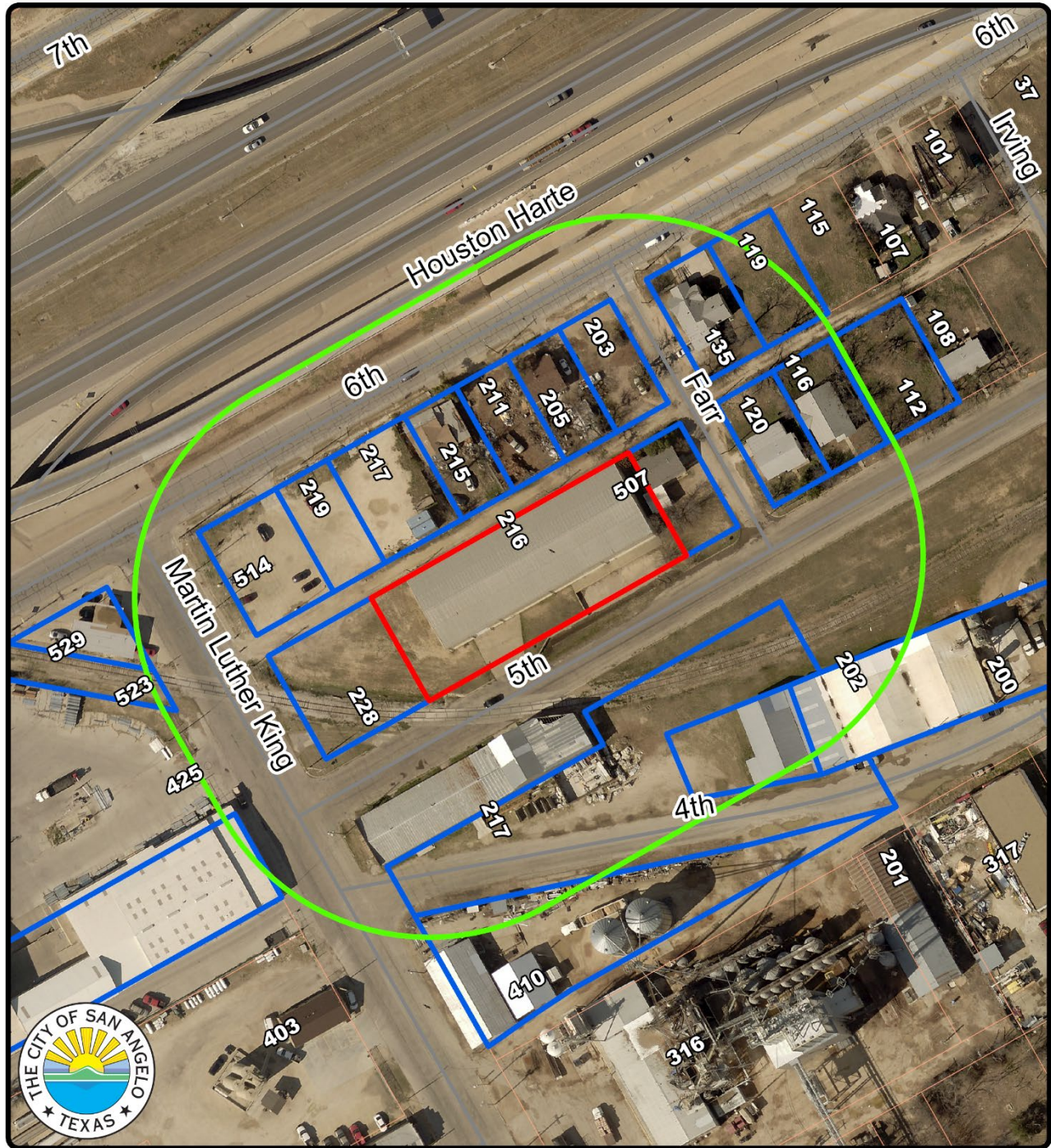
Council District: #3 Harry Thomas

Neighborhood: Downtown

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —





200' Notification Map
CU24-34: 216 W 5th St.

Council District: #3 Harry Thomas
 Neighborhood: Downtown

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: —

Subject Property: —

Notified Properties: —



MEMO

**Meeting**

Date: January 27, 2025

To: Planning Commission

From: Rae Lineberry
Planner, City of San Angelo

Request: Revocation of a Conditional Use for a short-term rental within District 4, RS-2 zoning area.

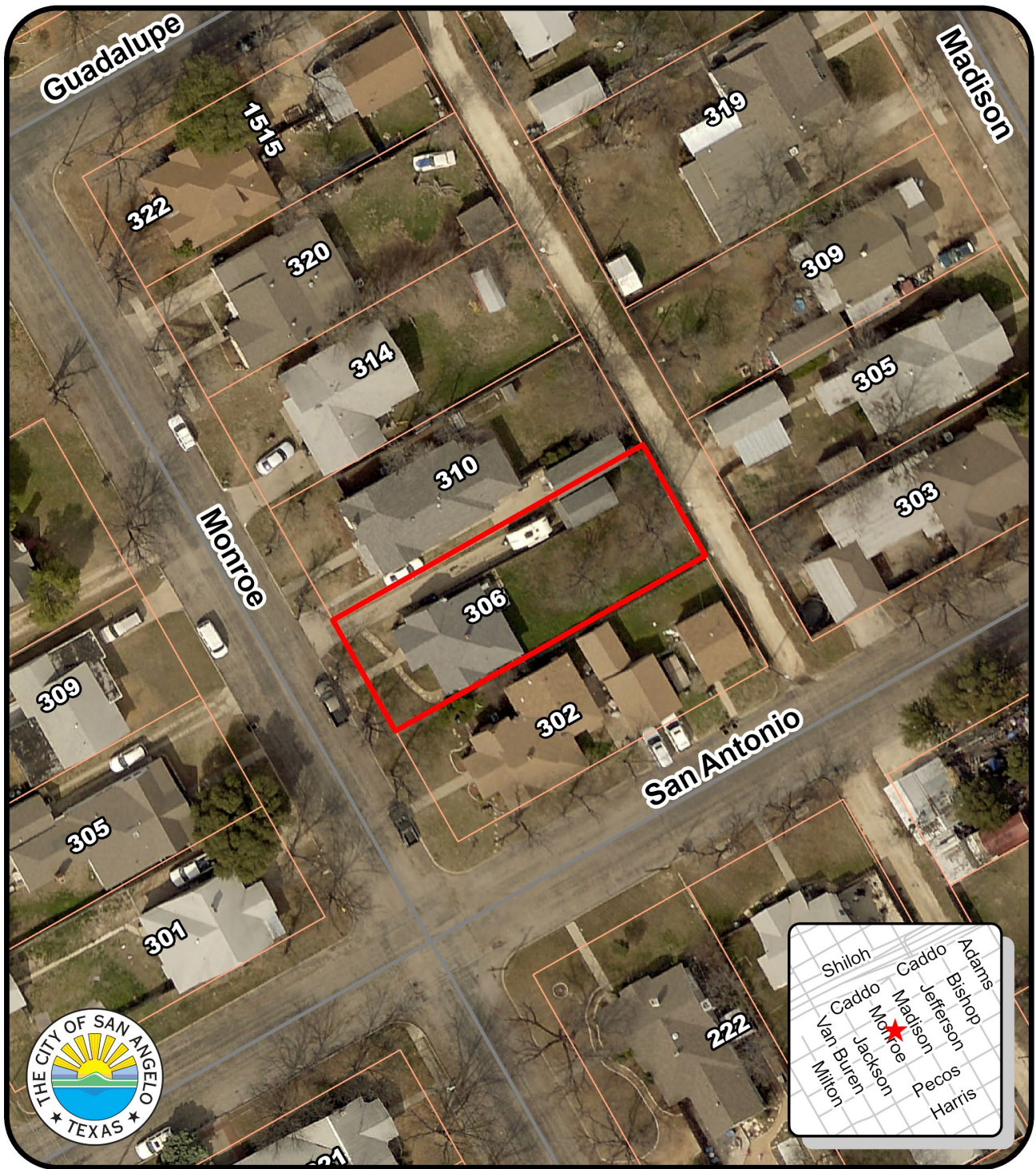
Background: CU23-57 - A request for revocation of a Conditional Use for a short-term rental located at 306 N Monroe St. The owners have a written statement that they are not operating this location as a short-term rental nor do they want to operate it as one. By revoking this conditional use, it is opening the area to allow another within 500ft.

Planning Commission Requested Action:

Staff requests revocation of the conditional use that was granted in December 2023.

Front of house





Aerial Map

CU23-57: 306 N Monroe

Council District: #4 Lucy Gonzales

Neighborhood: Central

Scale: 0 0 0.01 0.01 0.02 0.02 Miles

Subject Properties:



From: [Arielle Plesant](#)
To: [Reed, Austin](#)
Subject: Re: Short-term rental properties
Date: Thursday, July 25, 2024 1:56:55 PM

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

Hi Austin,

That is correct. These properties have not been utilized as nor will they be utilized as short term rentals.

Thank you,
Arielle Plesant

On Mon, Jul 22, 2024 at 10:46 AM Reed, Austin <austin.reed@cosatx.us> wrote:

Good morning,

Our records indicate that the short-term rental properties at 6006 Terlingua and 306 North Monroe have not yet completed their safety inspections. During a phone call, a designated operator told me that their intention was to no longer operate these properties as short-term rentals. If that is the case, we will ask that you respond in writing saying as much, and we will look at the revocation process.

If you would still like to operate these properties as short-term rentals, you will need to contact our Inspections staff to schedule your safety inspections as soon as possible. If you have not reached out within a timely manner, we will again look at revocation of your Conditional Use permits.

As a reminder, operating a short-term rental that has not passed its final safety inspections is a violation of our City Ordinance and may be subject to enforcement action. If you are currently operating, I would advise you to stop until inspections are passed.

If you have any questions or concerns, please let me know.

Thank you,

Austin Reed

Planner

City of San Angelo

(325) 657-4210 ext. 1550

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PLANNING COMMISSION – January 27, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development	PD24-07: 4673 Christoval Rd		
SYNOPSIS:			
A request for a Planned Development to allow a mixed use of commercial and residential allowing a multi-family site built with modular residential structures and accessory buildings. The underlying zoning district would be Heavy Commercial.			
LOCATION:		LEGAL DESCRIPTION:	
4673 Christoval Rd.		Acres: 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:
SM District: #1 Tommy Hiebert Neighborhood: Glennmore	Heavy Commercial (CH)	Commercial	13.130 acres
THOROUGHFARE PLAN:			
Christoval Rd – A minor arterial on the master thoroughfare map. Currently under construction to widen paving to 3-4 lanes. Transports significant traffic to industrial, manufacturing, heavy commercial, and Goodfellow from the 277 Jackrabbit Trail – A local road with zero' of paving; a caliche road with a significant draw cutting across the from east to west. Right of way meets the minimum standards.			
NOTIFICATIONS:			
13 notifications mailed within 200-foot radius in January 2025. To date zero responses have been received in favor or support of the project.			
STAFF RECOMMENDATION:			
Staff recommends Denial of PD24-07 due to land use capability for a HUD defined manufacture home is not supported by zoning ordinance or vision plan.			
PROPERTY OWNER/PETITIONER:			
Applicant: SKG Engineering Owner – Mary York			
STAFF CONTACT:			

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

Conditional Uses: Section 210(F) of the Zoning Ordinance requires that the Planning Commission consider, at minimum, six (6) factors in determining the appropriateness of any Planned Development Use request.

1. **Impacts Minimized. Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The proposed use will have any adverse effects as the too themselves due to the vision and current zoning of the area. The request is to have an underlying zoning of Heavy Commercial and to allow modular residential structures and accessory structures. The current “Solitaire” home is defined as a manufactured home by local ordinance and State of Texas Codes, as well as the manufacturer.

Texas Chapter 1201 Manufactured Housing

(12) "HUD-code manufactured home":

(A) means a structure:

- (i) constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
- (ii) built on a permanent chassis;
- (iii) designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
- (iv) transportable in one or more sections; and
- (v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;

(B) includes the plumbing, heating, air conditioning, and electrical systems of the home; and

(C) does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

Section 804: HUD-CODE MANUFACTURED HOME: A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length (and when erected on a site, is 320 square feet or more), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

“Every Solitaire manufactured home is built to last a lifetime with construction that matches or exceeds the quality of a site-built home. Solitaire offers manufactured homes to suit any style and budget in both double-wide and single-wide models. – Solitaire Website opening statement”

To allow expansion of residential with a manufacture home would potentially be detrimental to the surrounding property and not in alignment with how this area is developing over time.

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 sees inconsistency with the development standards of Sec. 501 Residential District Development Standards F. and Section 502 Nonresidential District Development Standards. Section 501 F specifically states a manufacture home must have been on the property legally: up to one year in order to replace that structure. This manufacture home was purchased and moved in within the last year without permits and therefore does not meet this section of the zoning ordinance. Section 502 A – Residential Uses in Nonresidential Districts - Within any

nonresidential district, allowed residential uses shall conform with the residential bulk regulations regarding maximum floor area ratio, required yards and height that are most closely associated with the proposed type of residential use. The proposal would limit the heavy commercial which is adjacent to this property for development.

3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* Staff does not believe the request is compatible with the surrounding area, which as mentioned is mostly Heavy Commercial and manufacturing uses. There is one lot adjacent with does have an older home and across Jackrabbit Trl. is zoned for Ranch and estate. South down Christoval Rd is a zoned area for Manufacture Housing Park (MPH).
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 significant adverse impacts on the natural environment from this development; however, the impacts from environmental effects due to adjacent zoned lands could affect this property over time. The property has a dry draw running east to west and potentially will have additional stormwater run off from the adjacent development and improved roadways which could impact the future of this tract.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* There is a consistent history for the need for affordable housing options. This property location is not the correct location to offer those options through manufactured housing.
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 does not believe 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. This area is still heavy commercial and manufacturing with two older residential structures over the immediate area.

Recommendation:

Staff recommends **Denial** of CU24-34.

Attachments:

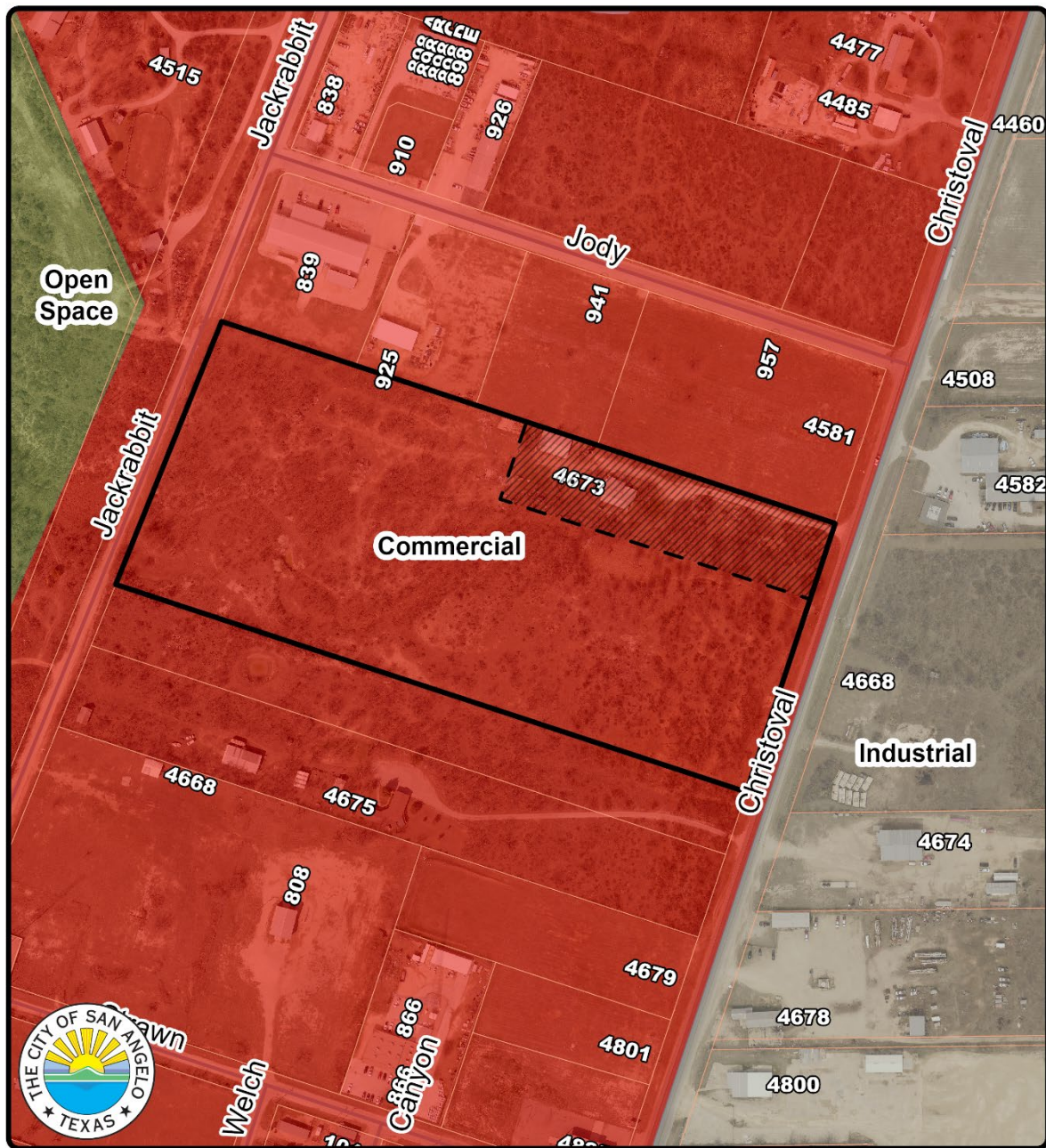
Aerial Map
Zoning Map
Notification map
Proposed Site Plan
Photographs



Council District: #1 Tommy Hiebert
Neighborhood: Glenmore

Subject Property: ██████████





Vision Plan

PD24-07: 4673 Christoval Road

Council District: #1 Tommy Hiebert

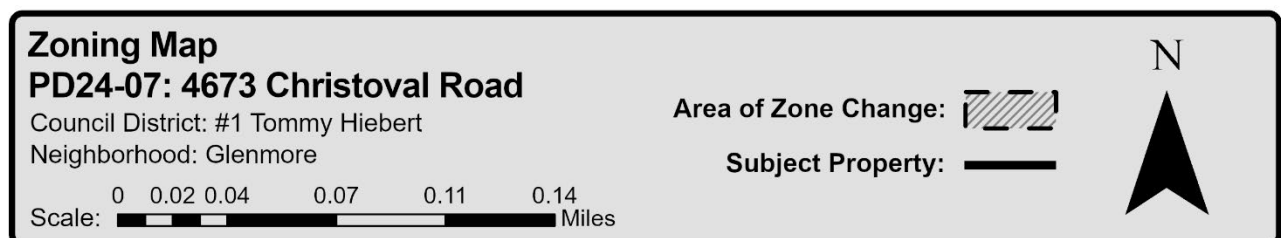
Neighborhood: Glenmore

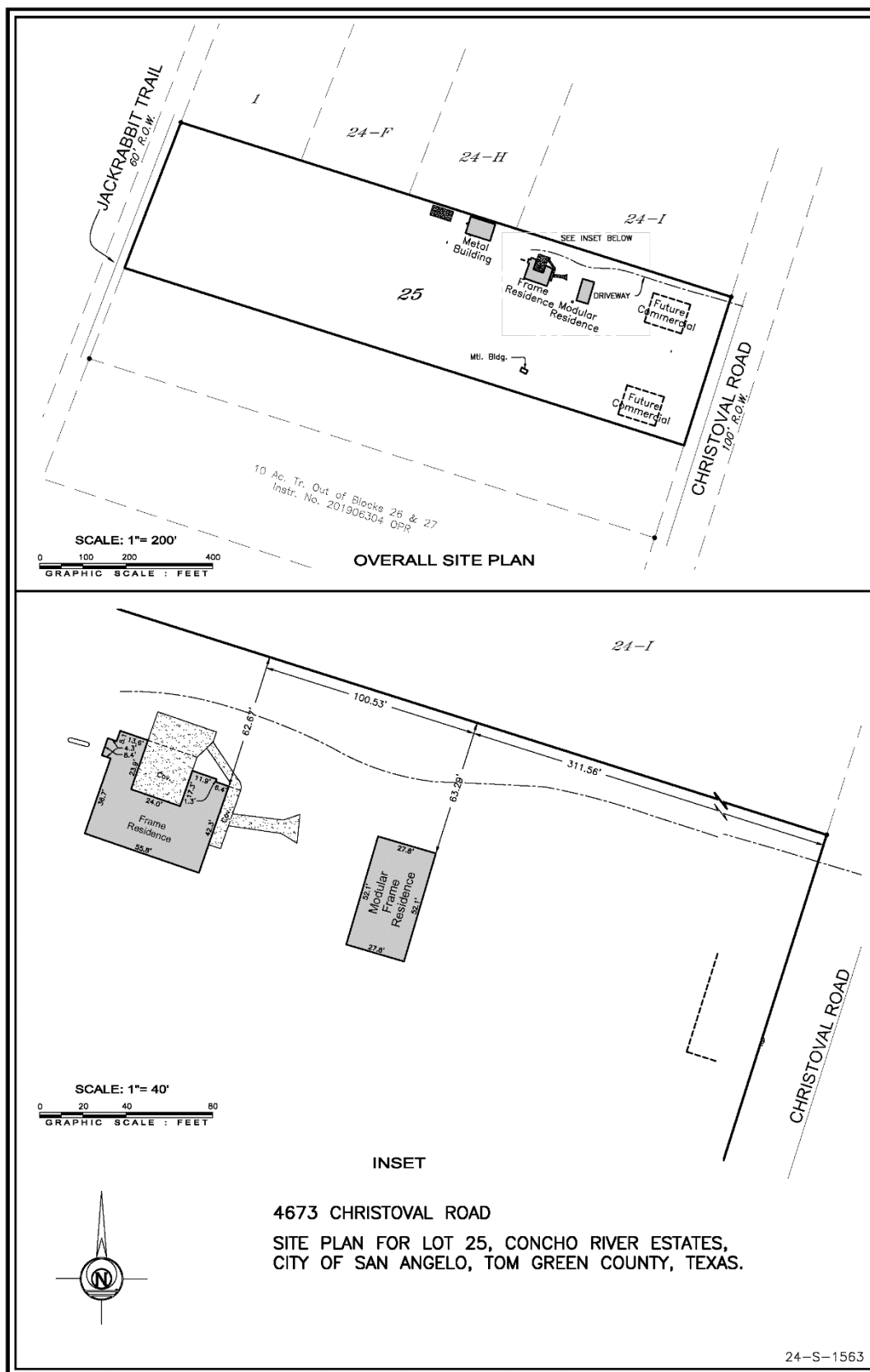
Area of Zone Change: 

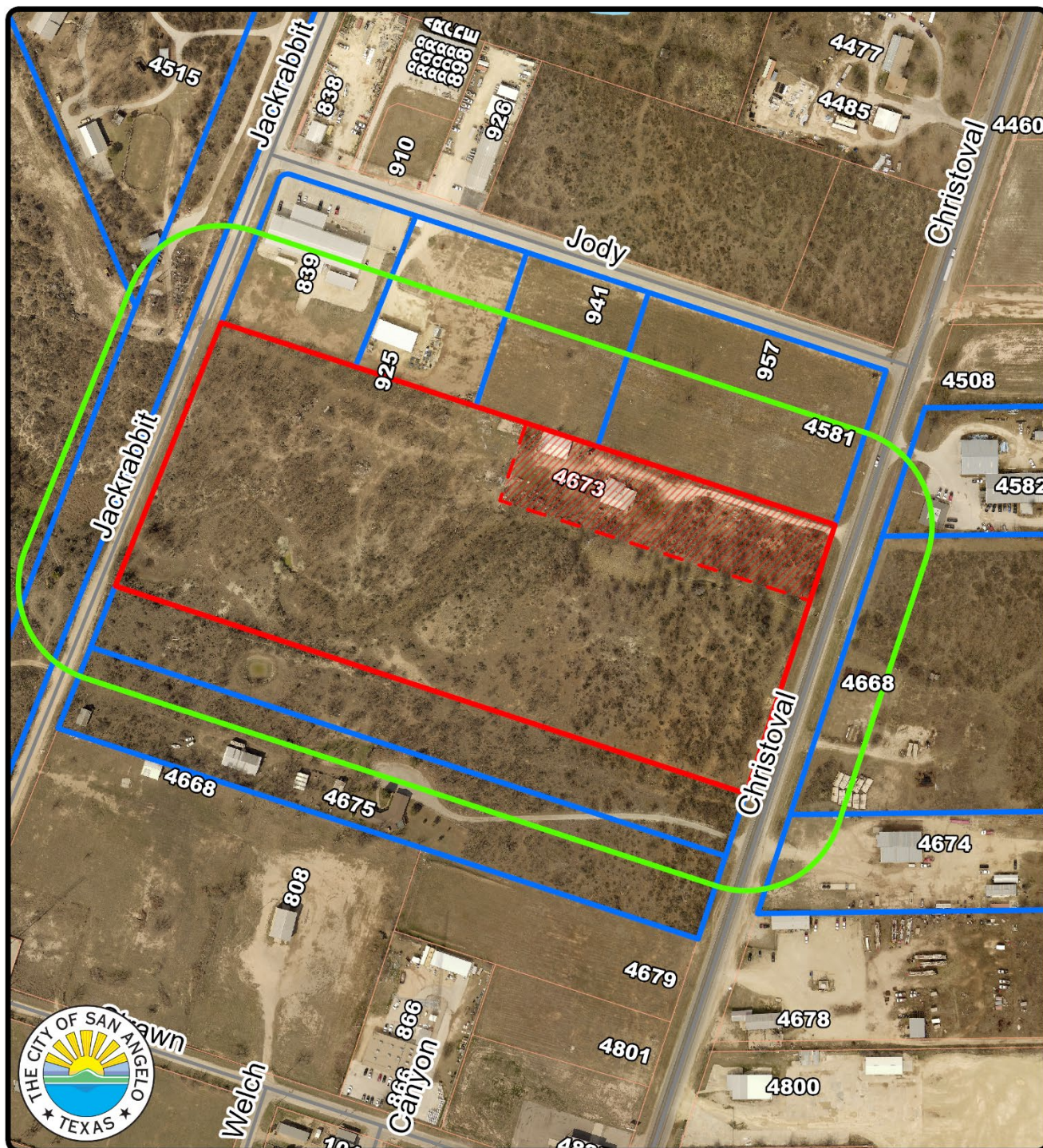
Subject Property: 

Scale:  0 0.02 0.04 0.07 0.11 0.14 Miles









200' Notification Map PD24-07: 4673 Christoval Road

Council District: #1 Tommy Hiebert
 Neighborhood: Glenmore

Scale: 0 0.02 0.04 0.07 0.11 0.14 Miles

200' Range:

Area of Zone Change:

Subject Property:

Notified Properties:

N



Site Photos











Re: 4673 Christoval Rd

From Vannoy, Aaron <aaron.vannoy@cosatx.us>

Date Thu 11/21/2024 8:39 AM

To Kimberly Patterson <kpat149@me.com>; Jack Downey <jack@skge.com>

Cc exm-Planning <exm-Planning@cosatx.us>; Applications <applications@cosatx.us>; Kemp, Charlie <charlie.kemp@cosatx.us>; Ibarra, Rudy <rudy.ibarra@cosatx.us>

Ms. Patterson and Mr. Downey,

It does appear we did receive the applications yesterday. The plat can move forward but it is possible there may be a new road requirement and possible utility main extensions. City Staff is still reviewing the documents for completeness.

I recommend a discussion with SKG and the City about a potential for a preliminary plat and a final plat submission. Jackrabbit trail is not built to any local street standard. I don't want anything rushed and more costs to add up for your potential project. The Planning Commission for December is Dec. 16th. The Zoning Board of Adjustment does not hear either of these two applications which is scheduled for Dec 2nd.

The zoning application will not be heard until January Planning Commission as the deadline has passed for the December Planning Commission meeting.

In my previous email; based on the definitions for the type of housing you propose RM-1 zoning will not work. You will need Manufactured Housing Zoning District, if your home is constructed as a HUD compliant home meeting the definition in our zoning ordinance. The current frame house is legal non-conforming since 2000 but adding any addition housing, particularly a manufacture home is prohibited and must be moved off the property within 30 days as is the RV being used to live in on a temporary basis.

I recommend scheduling a pre-development meeting with our development related areas to discuss the project but keep in mind city staff will not be supporting this area to move to more housing based on our adopted plans for the area to become more commercial and industrial over time. Please schedule one [HERE](#)

Sincerely,

Aaron Vannoy
Director Planning and Development Services
City of San Angelo
325-657-4210 Ext. 1542
52 W. College Ave
San Angelo TX, 76903

From: Kimberly Patterson <kpat149@me.com>
Sent: Wednesday, November 20, 2024 9:41 AM
To: Vannoy, Aaron <aaron.vannoy@cosatx.us>
Subject: Re: 4673 Christoval Rd

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

Thank you for getting back to me. We have just had the property platted and turned in paperwork for going before the zoning board on Dec 2 .
Kim
325-234-1819
Sent from my iPhone

On Nov 20, 2024, at 8:40 AM, Vannoy, Aaron <aaron.vannoy@cosatx.us> wrote:

Good Morning Ms. Patterson,

I have received an update from MS. Lineberry about the potential for a second home on the lot at 4673 Christoval RD.

Currently the property is zoned Heavy Commercial (CH) with a Vision Plan of Commercial in the future. The current frame house has a legal non-conforming status granted in 2000 by the adopted Zoning Ordinance of the City of San Angelo. This House can be occupied but no other structures can be occupied for household living.

The style of home you indicated for your daughter or granddaughter to live in was a "HUD" sticker home. The definition (Chapter 12, Article 8, Section 804: Definitions) adopted for this type of home makes it a : **HUD-CODE MANUFACTURED HOME: A**

structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length (and when erected on a site, is 320 square feet or more), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

Under our current adopted zoning ordinance this type of home can only be placed on a lot which is zoned correctly and has had a similar type home within the past 365 days per the state laws. (Chap. 12, Article 5, Sec 501, F.).

There are a couple of other issues with the property:

1. Adding this home is not within the proper zoning
2. Adding the second home would trigger platting the property
3. Adding the second home may impact the on-site sewage system
4. Living in an RV without the proper zoning or permits is not allowed

The remedies would be to request a rezoning to RS-2 zoning. However at first glance it is unlikely the City Staff would recommend approval to Planning Commission and ultimately City Council; City Council has the decision ability to make the zone change through the authority of the State and local ordinances. Usually a 3 month process with specific application deadlines.

Second would be to apply for a Plat of the property which then may require extension of infrastructure such as water main, sewer mains and expansions or improvement of street frontages. A 30 day process with specific deadlines.

If those hurdles are cleared then you would be able to apply for a permit from the City and potentially the County (if an on-site sewer improvements are required) to place a new structure (not a HUD approved home) on the property.

I would encourage you to visit with the company who may have sold and moved the mobile home to the property to have the remove the home.

Since there may be multiple violations at the property I recommend setting a meeting with the enforcement areas to discuss the plans to remedy the current violations. I recommend contacting Development Services at 325-657-4210 to schedule meeting with Permits, Planning, Code Enforcement and potentially County Health for on-site sewage systems.

Aaron Vannoy
Director Planning and Development Services
City of San Angelo

325-657-4210 Ext. 1542
52 W. College Ave
San Angelo TX, 76903

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<4673 Christoval Rd.pdf>

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Re: 4673 Christoval rd

From Vannoy, Aaron <aaron.vannoy@cosatx.us>

Date Tue 12/3/2024 7:47 AM

To Kimberly Patterson <kpat149@me.com>

Cc Garmany, Kimberly <kimberly.garmany@cosatx.us>; Kemp, Charlie <charlie.kemp@cosatx.us>; Ibarra, Rudy <rudy.ibarra@cosatx.us>

Good Morning Ms. Patterson,

At this time we would give you 30 days to remove the manufactured home from the property. The company which sold you can move it within the standard timeframe for compliance.

With the many project cost for this project to happen, potentially a new roadway which will have to be built by the property owner are substantial.

I again recommend visiting with SKG and scheduling an appointment through our Pre-development meetings [HERE](#). meeting with me individually is fine; however the ordinances haven't changed and my interpretation can't change based on the language in the ordinances. A comprehensive review by all departments which may have a say is critical to understand the full impacts of development costs for this property in the way you have suggested.

Aaron Vannoy
Director Planning and Development Services
City of San Angelo
325-657-4210 Ext. 1542
52 W. College Ave
San Angelo TX, 76903

From: Kimberly Patterson <kpat149@me.com>

Sent: Monday, December 2, 2024 10:44 AM

To: Vannoy, Aaron <aaron.vannoy@cosatx.us>

Subject: 4673 Christoval rd

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

I am concerned that you have not responded to my latest email. I have tried to set up a meeting with you and also call. If I have to move house I would have to purchase property and in order to do that I would have to sell this property. We sold our house on Moritz cir and purchased this home that we had moved. We did this for health reasons and needed to downsize. We did not know there were any problems. In order to move this house I would need to purchase other property and sell this one. This would take over 30 days. The house has been seamed together, has no electricity and no water. It is not being lived in. I'm asking to leave it on property until this matter is resolved.

Thank you

Kim Patterson

Sent from my iPad

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STAFF REPORT
PLANNING COMMISSION – January 27, 2024
City Council First Reading – February 18, 2024

APPLICATION TYPE:		CASE:	
Zone Change		Z24-17: 2401 N Chadbourne	
SYNOPSIS:			
This is a request for a zone change from the General/Heavy Commercial (CG/CH) zoning district to General Commercial (CG) affecting one property located at 2401 N Chadbourne. The property has an active TIRZ request, and a requirement for its approval is to phase out the existing CG/CH zoning.			
LOCATION:		LEGAL DESCRIPTION(S):	
2401 N Chadbourne, intersection of N Chadbourne and W 24 th street.		Acres: 0.321, Lot: 11 & 12, Blk: 53, Subd: LASKER ADDITION, MONTE CARLO	
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	Current: CG/CH Proposed: CG	Commercial	.321 acres
THOROUGHFARE PLAN:			
• N Chadbourne St. – Minor Arterial • W 24th St. – Local Road			
NOTIFICATIONS			
20 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG).			
PROPERTY OWNER/PETITIONER:			
Petitioner: ATRS Investment, LLC Owner: Andrew Hernandez			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

This is an unoccupied commercial building at an intersection that is being renovated with the help of the TIRZ program. One condition of TIRZ is that properties must change away from CG/CH zoning, which the city is attempting to phase out. In this case, the property will rezone to CG, which is a close match.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property is “Commercial”, which aligns perfectly with “General Commercial” zoning.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request does not conflict with the Zoning Ordinance in any way.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.**
The proposed zoning of this property would be compatible with the surrounding area. It is at an intersection and along a busy thoroughfare, making it suitable for General Commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
The applicant’s intentions to renovate the properties through TIRZ requires a zone change away from the old commercial zoning.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
Commercial zoning at this location may help meet the needs of the community and granting this request would help to promote the redevelopment of existing property.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.**
Commercial zoning at this location would help to maintain a logical pattern of development where commercial uses are located along the corridor.

Recommendation:

Staff recommend **APPROVAL** of the zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG)

Attachments:

Notification Map

Aerial Map

Zoning Map

Aerial Map

N

Aerial Map



Aerial Map

Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales

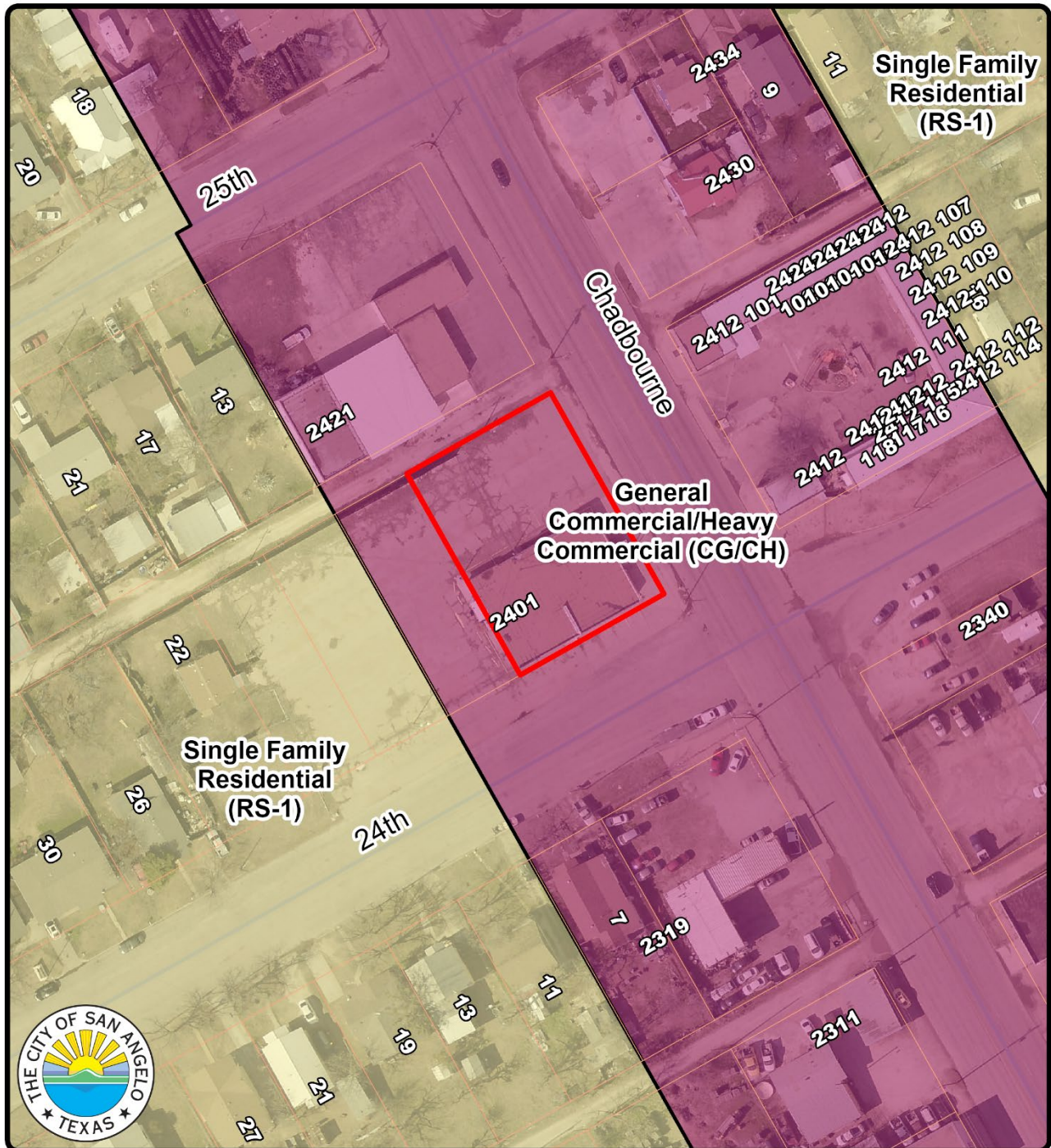
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 



Zoning Map



Zoning Map
Z24-17: 2401 N Chadbourne

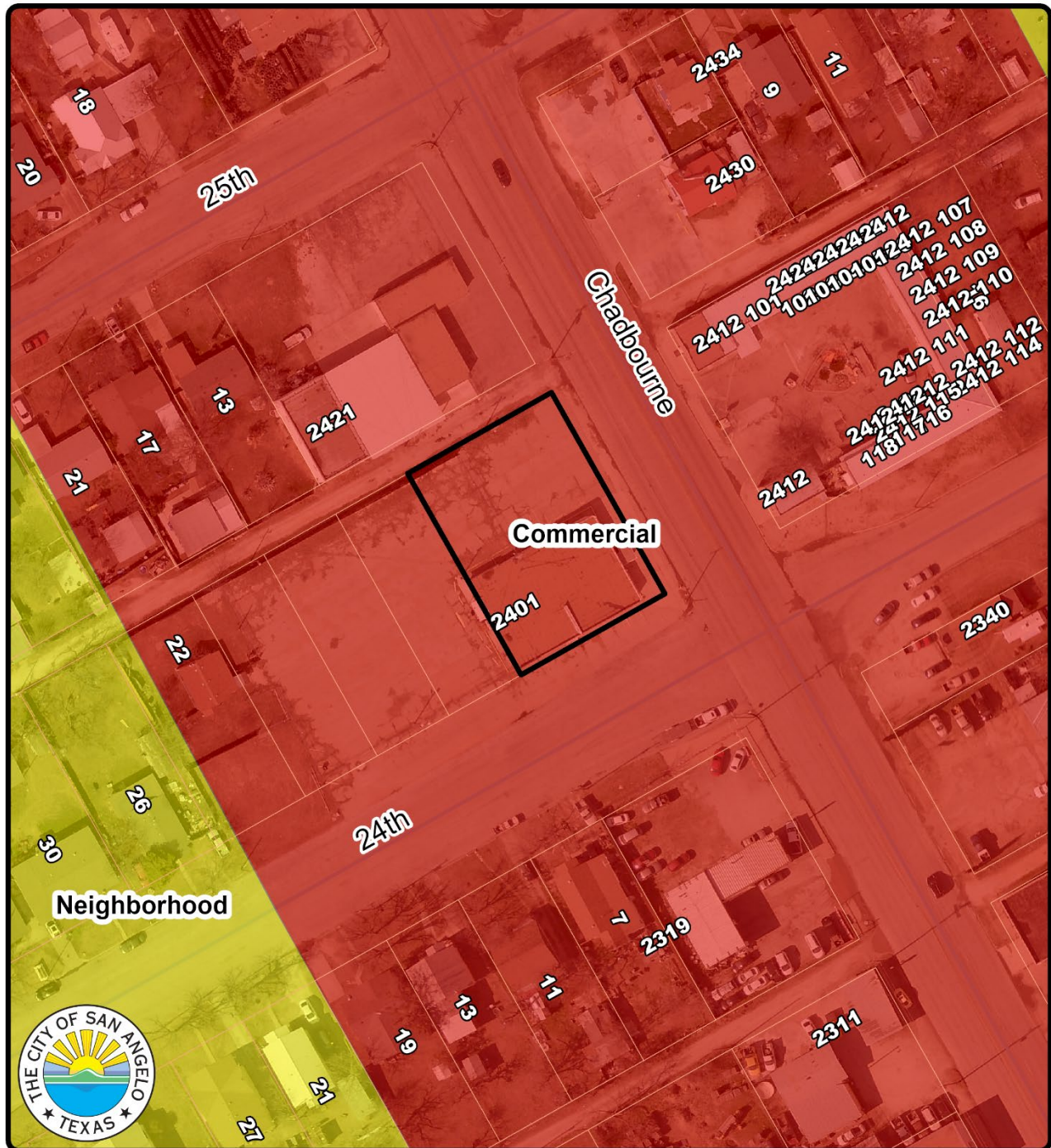
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles



Vision Plan



Vision Plan
Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles



PLANNING COMMISSION – January 27, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:		
Final Plat	FP24-23: Las Lomas South Subdivision, Tract 1		
SYNOPSIS:			
A request to final plat one lot measuring 2.00 acres and located at 125 Las Lomas Drive in Ranch & Estate (R&E) zoning, a request for approval of a variance for the 0' of the 6' required paving width on Las Lomas Drive, and a request for approval of a variance to not construct a new minor arterial road being the future extension of Foster Rd.			
LOCATION:		LEGAL DESCRIPTION:	
125 Las Lomas Drive		Acres: 2.000, Tract: 45, Abst: A-0133 S-0171, Survey: P DUFFY	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood - Nasworthy	Ranch & Estate (R&E)	Neighborhood	2.00 acres
THOROUGHFARE PLAN:			
Las Lomas Drive – Local Road: 21 feet of paving whereas 26 is required. A variance is requested for 0' improvement in paving. 50 feet of R-O-W whereas 40 is required. This meets standards.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the request to final plat of Las Lomas South Subdivision, Tract 1 with one lot with a size of 2.00 acres located at approximately 125 Las Lomas Drive, <u>APPROVAL</u> of the variance request for paving width on Las Lomas Drive, and <u>APPROVAL</u> of the request to not construct a new minor arterial			
PROPERTY OWNER/PETITIONER:			
Owner: Castro, Ashlee and Fidel Petitioner: Wilde Engineering & Surveying, LLC			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat creates one residential lot off Las Lomas Drive where there is a vacant lot. This plat simply establishes the ownership lines that have been already present. The road to the west of the property, Las Lomas Drive, is paved at around 21 feet wide. This is below the acceptable minimum of 26' for the city. There have been two other plats less than ¼ mile on the same road which has received the variance for zero paving improvement. The city staff have identified the minimum requirement of 26' is not congruent with the current International Fire Code which allows for a minimum fire road to be 20' wide. Therefore, staff are supportive of the zero feet improvement in this area. There is a future minor arterial road planned to run along the east side of the property which the applicant would be required to construct. However, constructing their incremental half of new road with no connectivity would not make sense, and as a result staff recommend approval of a variance to not construct this road.

Recommendation:

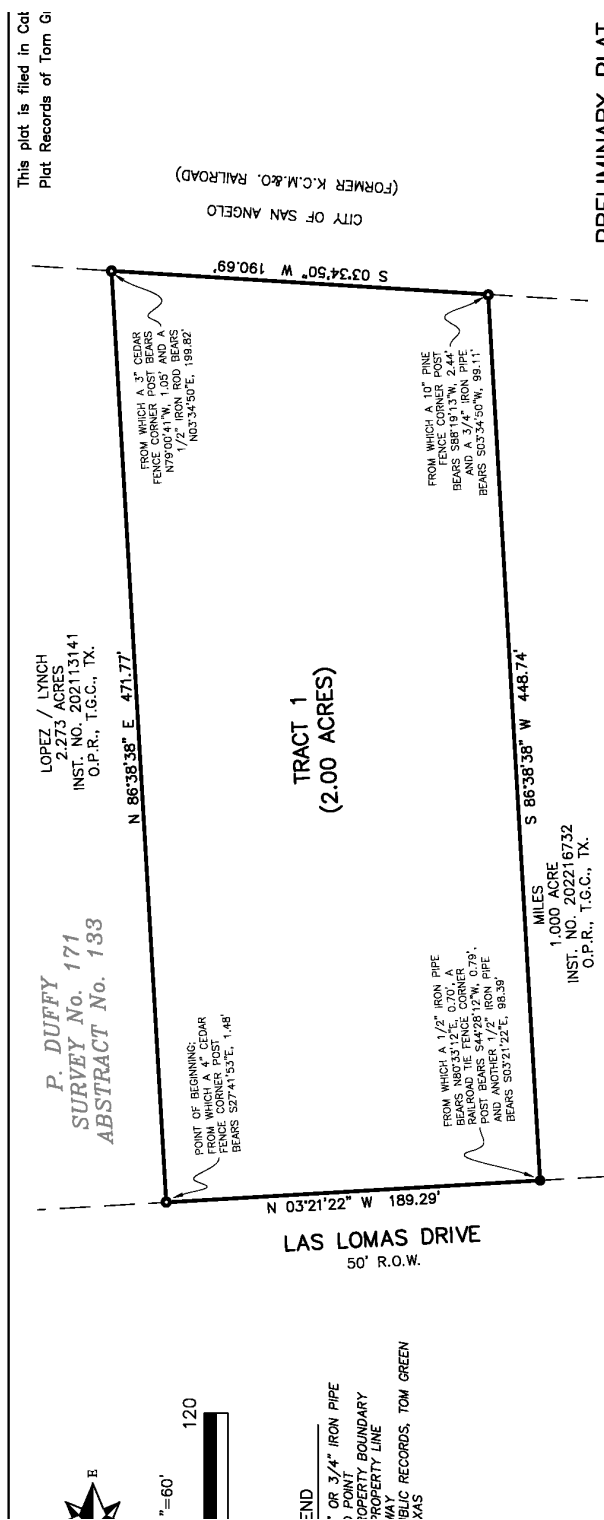
Staff recommend **APPROVAL** of the request to final plat Las Lomas South Subdivision, Tract 1 with one lot with a size of 2.00 acres located at approximately 125 Las Lomas Drive, **APPROVAL** of the variance request for paving width on Las Lomas Drive, and **APPROVAL** of the variance to not construct the future minor arterial, subject to **four (4)** conditions of approval:

- 1) Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]
- 2) Provide plans demonstrating the improvement of Las Lomas Drive in accordance with Chapter 10 of the LDSO by bringing its paving width to 26 feet OR receive approval a variance from the Planning Commission.
- 3) Provide plans for the construction of a new minor arterial road which borders to the east of the property in accordance with the LDSO Chapter 10 standards OR receive approval of a variance from the Planning Commission.
- 4) Prior to plat recordation, a drainage study shall be submitted. [Sec 12.05.001.e.1] in accordance with the Stormwater Design Manual [sec12.05.004.d.2]. If improvements are deemed necessary by this study, submit a construction plan for approval then, construct said improvements [LDSO Ch9.IV.A]. Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [LDSO Ch. 9.IV.A.5]

Attachments:

Final Plat

Final Plat



PRELIMINARY PLAT
LAS LOMAS SOUTH
TOM GREEN COU

OWNER: CUSTOM HI
WINDOWNS BY GREEN

Being 2.00-ACRE TRACT OF LAND OF
NO. 171, ABSTRACT NO. 133, TOM GREEN
BEING OUT OF A CERTAIN 191.92
DESCRIBED AND RECORDED IN VOLUME
RECORDS OF TOM GREEN COUNTY,
SAME LAND DESCRIBED AND RECORDED
544774, OFFICIAL PUBLIC RECORDS, 1991

DEDICATION / ACKNOWLEDGEMENT

We, Custom Homes and Windows do hereby adopt this plat as the property and dedicate for the use of alleys and easements as shown.

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged on _____ day of _____, 20____.

By: _____
Notary Public in and for the

COUNTY CLERK
Approved for recording this _____ day
of _____, 20____ at _____
County Clerk of Tom Green County, Texas
By: _____

DEPARTMENT OF WATER UTILITIES
Approved for recording this _____ day
of _____, 20____,
By: _____
Director of Public Works

DEPARTMENT OF PUBLIC WORKS
Approved for recording this _____ day
of _____, 20____,
By: _____
Director of Public Works

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

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

as State Plane Coordinate System, American Datum 1983 (2011) (EPOCH from Global Navigation Satellite System by Static, Virtual Reference or Real Time Kinematic (RTK)). shown as grid Texas State

ANY THIS PLAT WITHOUT THE BENEFIT OF A TITLE EASEMENTS AND/OR COVENANTS NOT SHOWN HEREON. UTILITIES SHOWN HAVE BEEN LOCATED BY EXCAVATION AND EXISTING DRAWINGS. THE TOWN GUARANTEE THAT THE UTILITIES COMPRISE ALL UTILITIES IN THE TOWN OR ABANDONED. THE TOWN DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION HE DOES CERTIFY THAT THEY ARE AS CLOSELY AS POSSIBLE FROM THE TOWN TO THE SURVEYORS KNOWLEDGE. THE TOWN, THE SURVEYOR HAS NOT UNDERGROUND UTILITIES.

Registered Prof. Land Surveyor
Texas Registration No. 6625
MCMILLAN AND QUINN, INC.

FIRM NO. 10194241 P.O. BOX 3506 SAN ANGELO, TEXAS PHONE: (325) 939-0043 EMAIL: info@mqibx.com Copyright 2024 All Rights Reserved

MCMILLAN AND QUINN, INC.

PLANNING COMMISSION – January 27, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP24-24: Arden Acres Section Four	
SYNOPSIS:			
A request to final plat one lot measuring 0.99 acres and located at 4453 Arden Road in Heavy Commercial (CH) zoning.			
LOCATION:		LEGAL DESCRIPTION:	
4453 Arden Road		Acres: 1.001, Abst: A-5908 S-0011, Survey: T J MOORE, 1.0000 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #6 – Larry Miller Neighborhood - Bluffs		Heavy Commercial (CH)	Commercial
			SIZE: 0.99 acres
THOROUGHFARE PLAN:			
Arden Road – Major Arterial – TxDOT Owned 68 feet of paving, 105 feet of ROW – Meets standards			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the request to final plat one lot with a size of 0.99 acres located at 4453 Arden Road, subject to three (3) conditions of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Stephen Ornelas Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat creates one Heavy Commercial lot off Arden Road out of a tract that is currently in abstract and will match the current ownership lines. Arden Road to the front of the property is controlled by the Texas Department of Transportation and will be responsible for granting or not granting access in the future - although this is not an item for consideration under the plat. The property is eligible for septic usage. A 20-foot utility easement lies to the front of the lot which is a continuation of an easement running along the block. This plat conforms with our Comprehensive Plan and Purpose Statements.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat one lot with a size of 0.99 acres located at 4453 Arden Road, subject to two (2) conditions of approval and one (1) note:

Conditions:

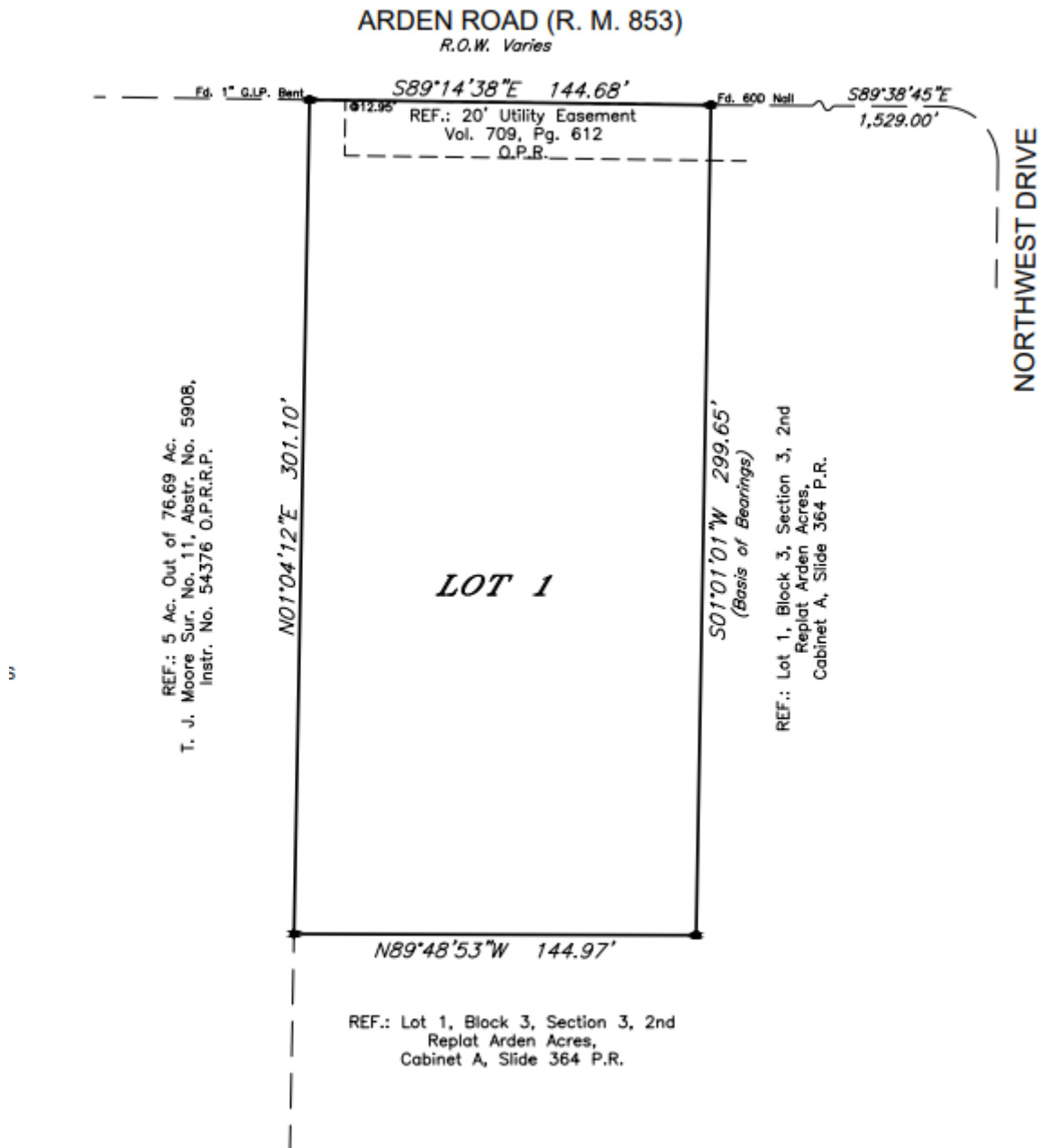
- 1) Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]
- 2) Prior to plat recordation provide confirmation of Septic Tank Permit and functional operation of the system. Alternatively submit plans for approval, illustrating the proposed extension of sewer main with required service connection. Then, complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12].

Note:

- 1) The Texas Department of Transportation controls the roadway to the front of the property, and as a result are responsible for granting access approaches which may be required at a later stage of development. Alternatively, you may seek a shared access easement with an adjoining property owner for perpetual use of existing driveway. [LDSO, Ch.9]

Attachments:

Final Plat



**ARDEN ACRES
SECTION FOUR**

City of San Angelo, Tom Green County, Texas.

PLANNING COMMISSION – January 27, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:		
Replat	RP24-32: Poulter’s Highland Acres, Tract 36, Block 1		
SYNOPSIS:			
A request to replat Block 1 of the Poulter’s Highland Acres resulting in one lot in the Heavy Commercial (CH) zoning district and a request for approval of a variance for additional right-of-way dedication.			
LOCATION:		LEGAL DESCRIPTION:	
1111 and 1121 Glenna Street		Acres: 0.331, Lot: 36-G (REPLAT), Blk: 1, Subd: POULTER HIGHLAND ACRES Acres: 0.166, Blk: 1, Subd: POULTER HIGHLAND ACRES, N50 FT OF S199.31 FT LESS 5 FT OF LOT 36 TO THE CITY	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Tom Thompson Neighborhood – Angelo Heights	Heavy Commercial (CH)	Neighborhood Center	.497 Acres
THOROUGHFARE PLAN:			
Glenna Street – Minor Arterial Minimum required paving width of 48’, minimum required right-of-way width of 68’. Current paving width of 48’ (meets standard), current right-of-way width of 60’ (substandard)			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Replat Poulter’s Highland Acres, Tract 36, Block 1, subject to two (2) conditions of approval, and DENIAL of the variance request to not dedicate the incremental half of right-of-way.			
PROPERTY OWNER/PETITIONER:			
Owner: BEGMEG Inc. Petitioner: SKG Engineering			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210 ext. 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines one lot and one portion of a lot along Glenna Street where there are currently two existing commercial structures. The request conforms with the Comprehensive Plan and Purpose Statements of the Zoning and Subdivision Ordinances. The right-of-way to the front of the property is short 8' of the required 68'. Therefore, the applicant has submitted a variance to not be required to dedicate their incremental 4'. However, the City is in discussions with the Texas Department of Transportation for a potential sidewalk project along Glenna which stands to benefit from the additional right-of-way.

Recommendation:

Staff recommend **APPROVAL** of the Replat Poulter's Highland Acres, Tract 36, Block 1, subject to **two (2)** conditions of approval, and **DENIAL** of the variance request to not dedicate the incremental half of right-of-way.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. *[Land Development and Subdivision Ordinance, Chapter 7]*
2. Prior to plat recordation, submit a revised plat on which the incremental half necessary to meet the minimum right-of-way width of 68 feet [LDSO, Ch.10.III.A.1] is dedicated for Glenna Street - a Minor Arterial. [LDSO Ch.9.III.5.a.1].

Attachments:

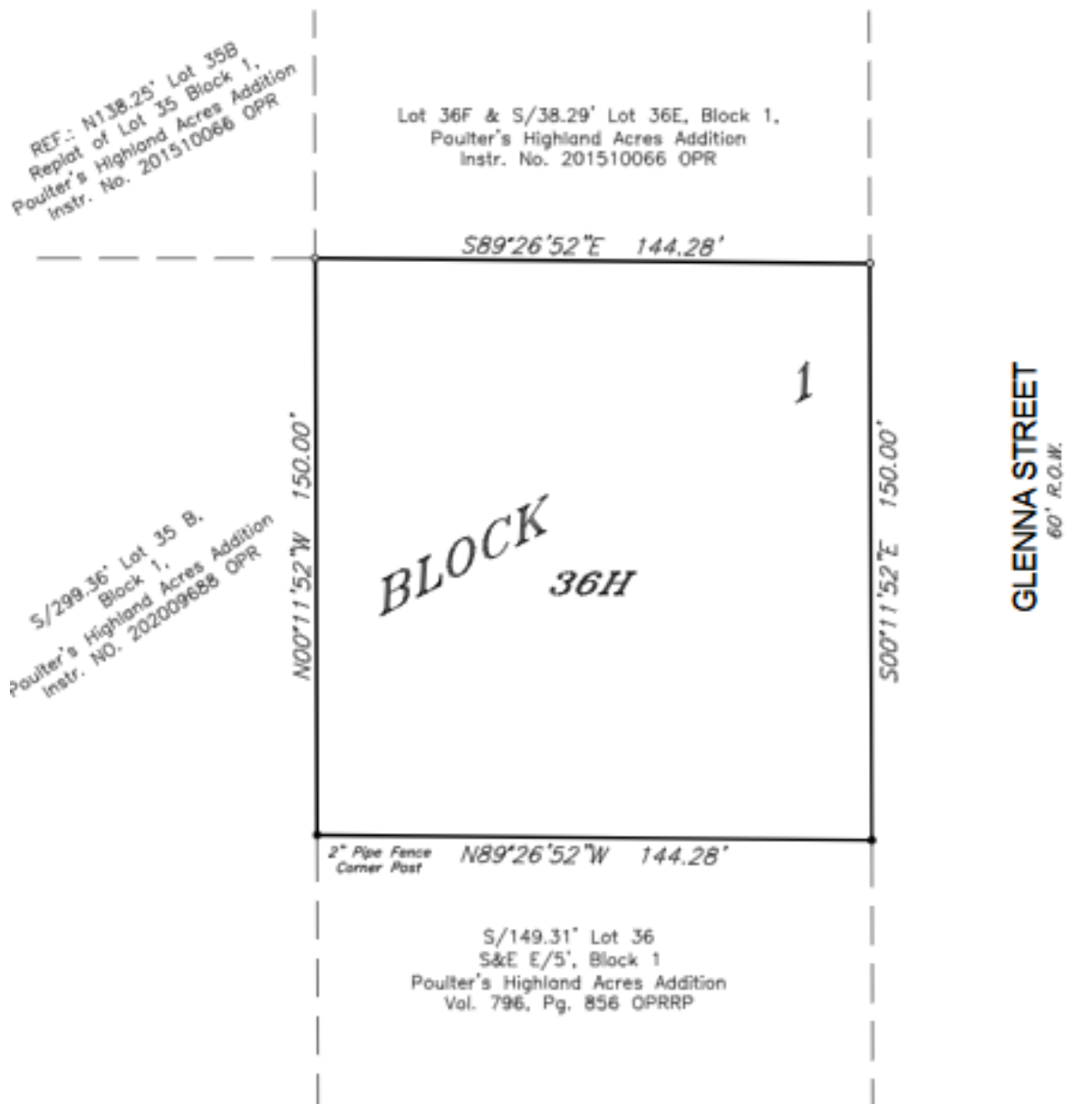
Replat

Replat with Buildings

Replat Poulter's Highland Acres, Tract 36, Block 1

January 27, 2025

Replat



Replat with Buildings

