

STAFF REPORT



Meeting: April 20, 2015

To: Planning Commission

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

**Staff
Planner:** Edward Vigil
Senior Planner

Request: A request for approval of the Final Plat for Stripes Addition,
Section One.

Location: An unaddressed tract of land located south of Loop 306 and
east of Foster Road.

**Legal
Description:** Being 4.000 acres of land out of the Valentine Muller
Survey 176, Abstract No. 1648, City of San Angelo, Tom
Green County, Texas, being a portion of a certain
65.461 acre tract of land described in Instrument No.
733631, Official Public Records of Tom Green County,
Texas.

Size: 4.000 acres

General Information

Current Zoning: General Commercial (GC)

Existing Land Use: Vacant land

Future Land Use: Neighborhood Center

Surrounding Zoning / Land Use:

North:	TXDOT Loop 306	Highway
West:	County Land	Vacant
South:	General Commercial & Ranch & Estate (CG & R&E)	Vacant Land and Atmos Pipeline
East:	General Commercial (CG)	Vacant Land

District: SMD #1 Rodney Fleming

Neighborhood: Country Club

Thoroughfares/Streets: Foster Road is defined as a “Minor Arterial Street” on the Master Thoroughfare Plan (MTP) which is designed to supplement the Major Arterials by providing connections between them. The Minor Arterials are projected to provide access to land and to carry traffic between the major arterials. Typically four-lane roadways with provisions for storing left turn traffic would be used to provide this function. A divided roadway would provide opportunities for pedestrian refuge and landscaping that may be appropriate in residential areas. Foster Road will become a vital north-south link serving southern San Angelo. The MTP depicts the connection of several existing links of Foster Road and extends Foster Road southward across the South Concho River and to Knickerbocker Road.

Loop 306 is a TXDOT Highway and is considered a Major Arterial. Major Arterials form the primary framework of the roadway system, carry the longest trips, and have the highest traffic volumes.

Recommendation:

The Planning Division recommends APPROVAL of the Final Plat for Stripes Addition, Section One, **subject to the ten (10) Conditions of Approval** listed below.

Background:

The subject property was annexed into the City on March 18, 1975, and assigned a zoning designation of Ranch and Estate (R&E). Since then, a Rezoning from the Ranch and Estate District to the General Commercial (CG) District received final approval by City Council on December 6, 1977. An application for a Final Plat for the Stripes Addition, Section One was submitted to the Planning Division on March 4, 2015. It is the applicant's intent to construct a fueling facility with accessory retail sales. The applicant is proposing to provide utility improvements to this site.

Proposed Conditions:

1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision.
2. Illustrate the dedication of required right-of-way for Foster Road by half the additional increment necessary to comprise the minimum right-of-way width of 80 feet (existing width varies).
3. Prepare and submit plans for required improvements to Foster Road by half the additional increment necessary to comprise the minimum paving width of 64 feet (existing width varies).

Alternatively, submit a financial guarantee ensuring the completion of these requirements within an 18 month period.

4. Provide a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention requirements.

5. A drainage study shall be submitted if the impervious area changes by 5% and development of a site exceeds 1 acre. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval.
6. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections and complete the installation in accordance with the approved version of these plans.

Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.

7. Complete the installation in accordance with the approved version of plans illustrating the proposed installation of a sewer main and required service connections.

Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.

8. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants and complete the installation in accordance with the approved version of these plans.

Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.

9. Complete the installation in accordance with the approved version of plans illustrating the proposed installation of a water main and required service connections.

Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.

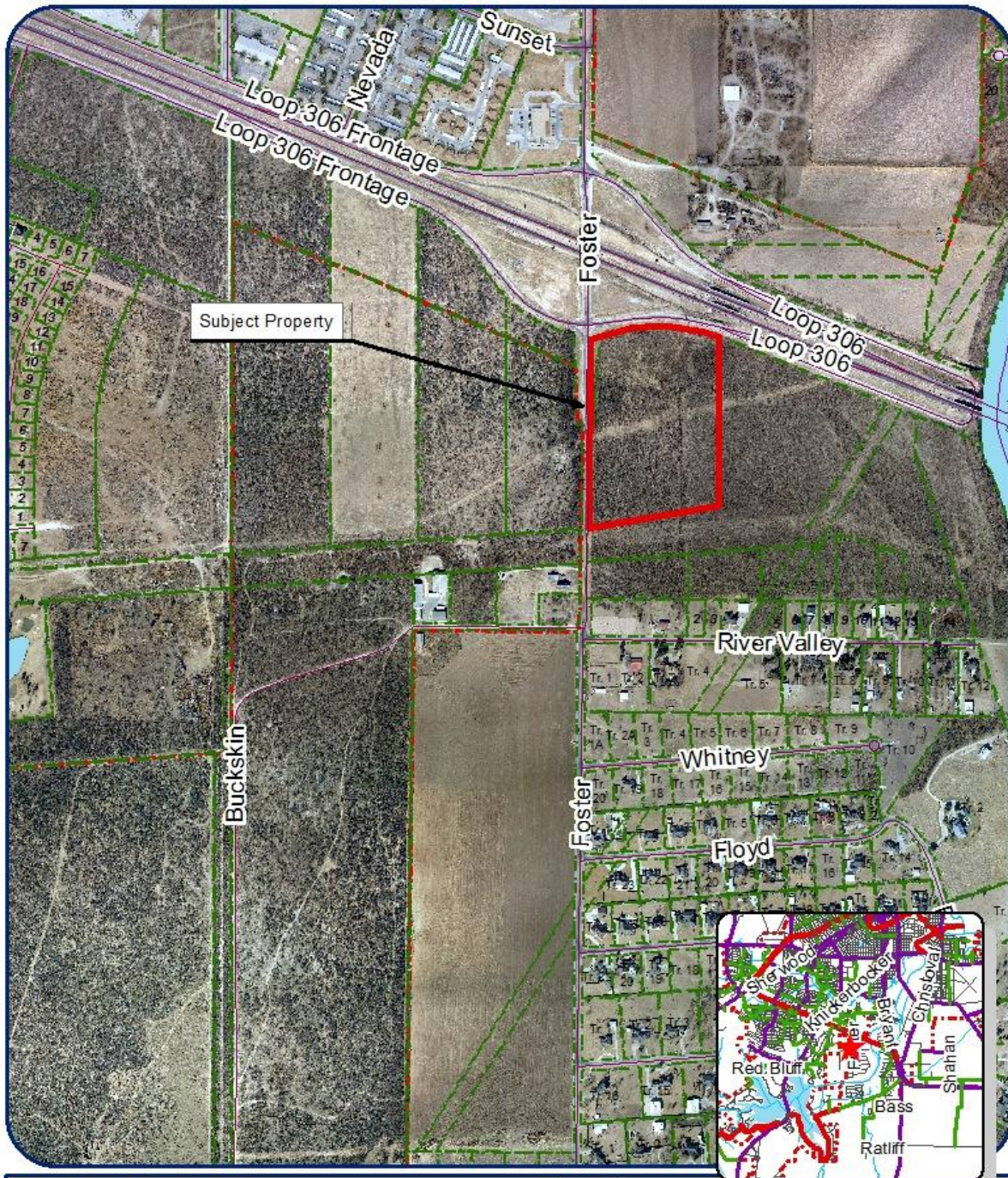
10. Install necessary water and wastewater service lines to each new lot.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the proposed Final Plat for the Stripes Addition, Section One, **subject to ten (10) Conditions of Approval.**

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Major Thoroughfare Plan
Proposed Plat



Subdivision Case File
Stripes Addition Sec 1

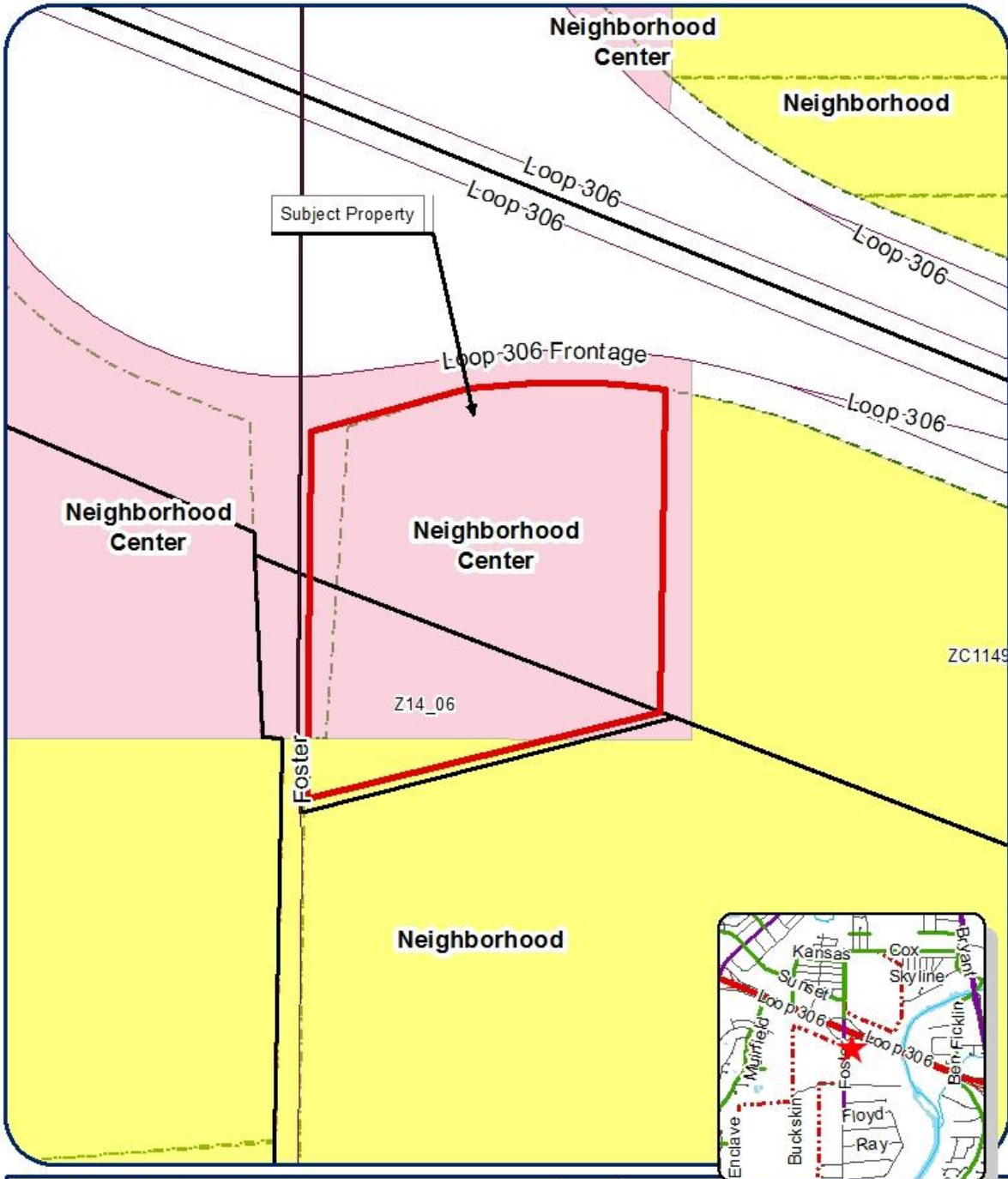
Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 750 ft
 Subject Property Legal Description(s): 4.00 acres out of Valentine

Legend

Subject Properties:
 Current Zoning: CG & R&E
 Requested Zoning Change: N/A
 Vision: Neighborhood Center
 Neighborhood

N





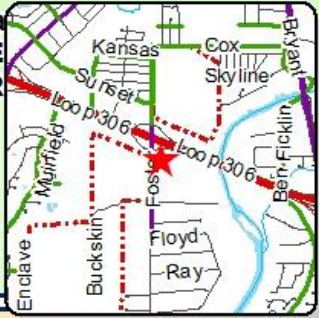
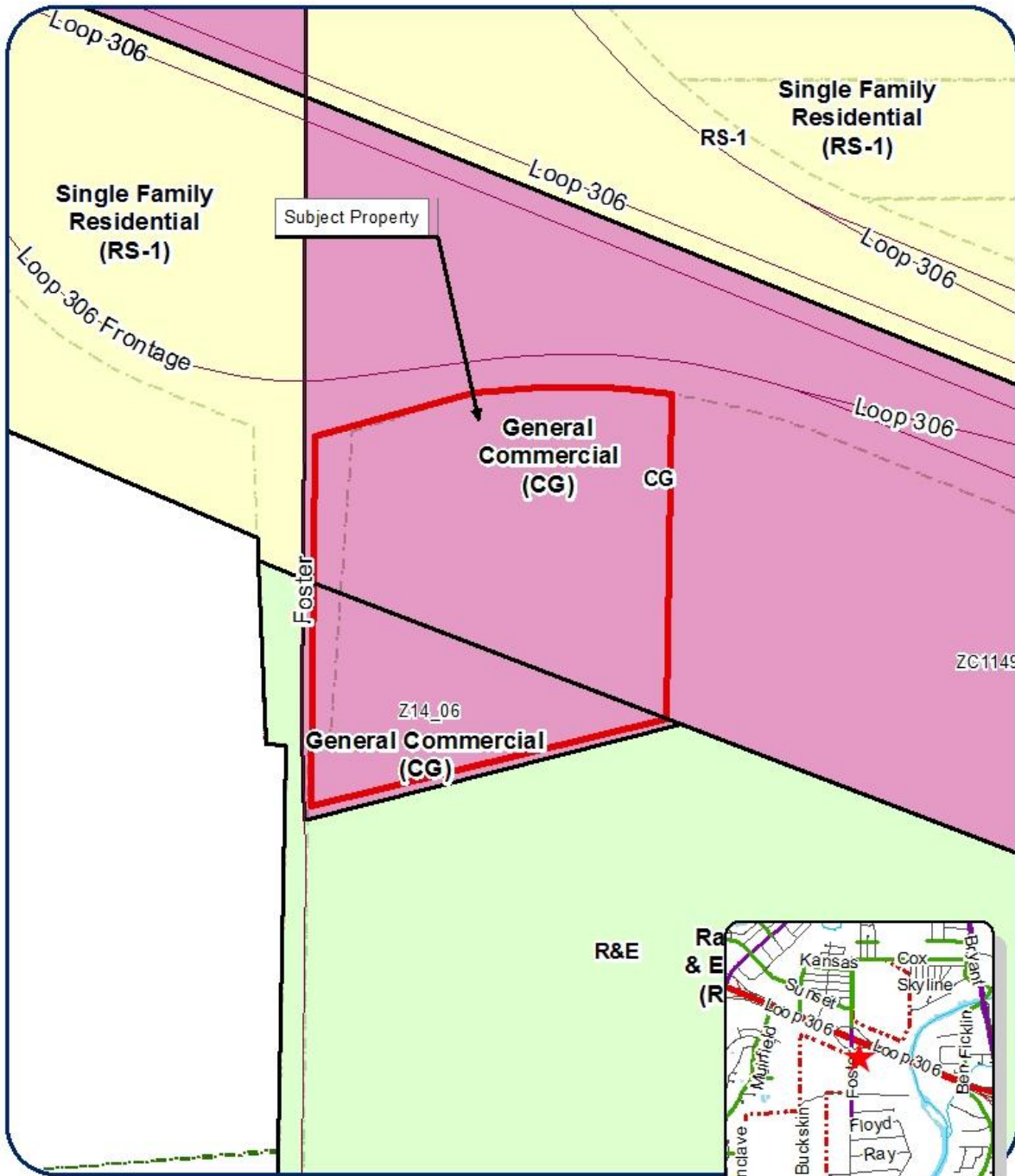
Subdivision Case File
Stripes Addition Sec 1

Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 201 ft
 Subject Property Legal Description(s): 4.00 acres out of Valentine

Legend
 Subject Properties:
 Current Zoning: General Commercial
 Requested Zoning Change: N/A
 Vision: Neighborhood Center
 Neighborhood

N





Subdivision Case File
Stripes Addition Sec 1

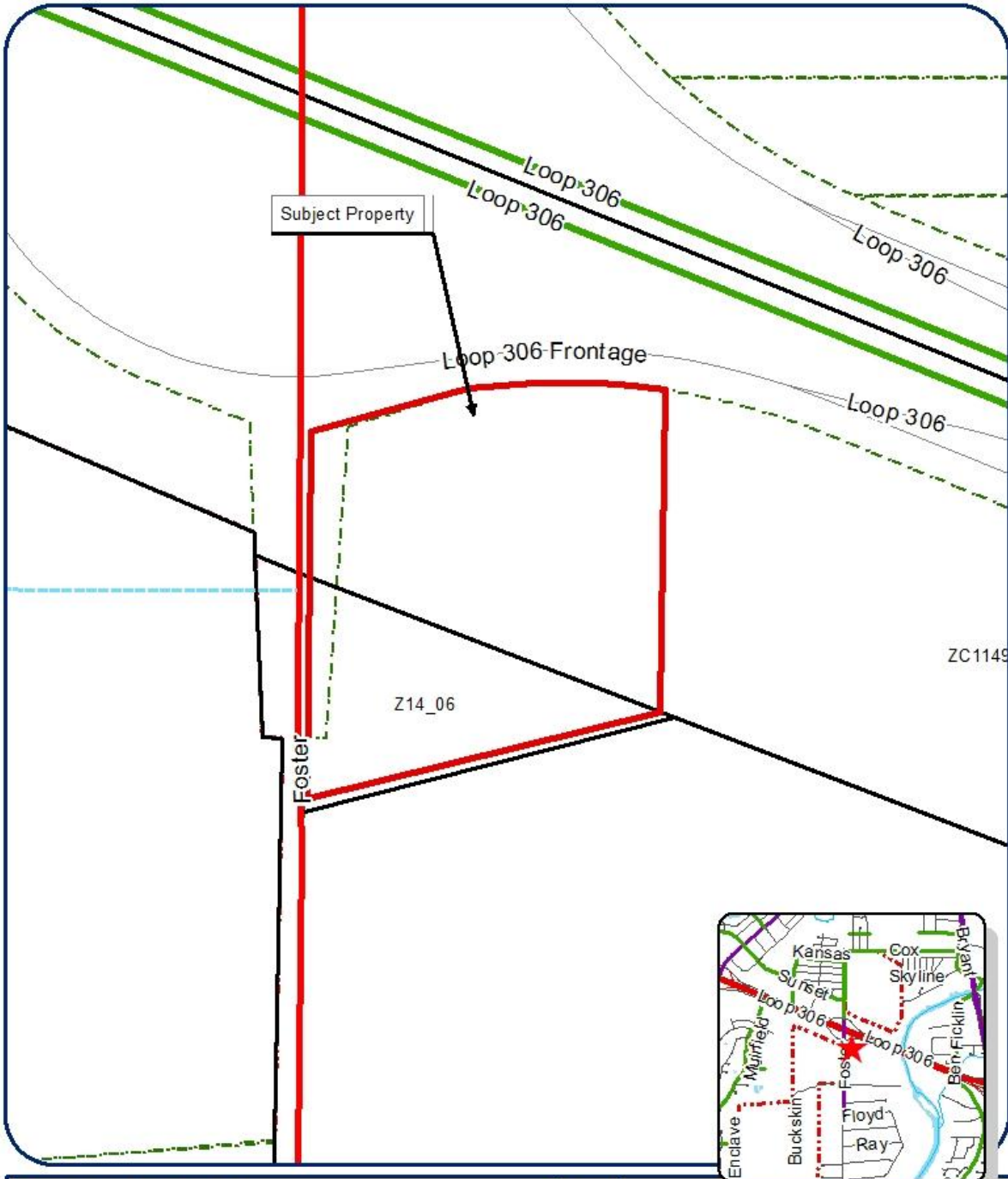
Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 201 ft
 Subject Property Legal Description(s): 4.00 acres out of Valentine

Legend

Subject Properties:
 Current Zoning: General Commercial
 Requested Zoning Change: N/A
 Vision: Neighborhood Center
 Neighborhood

N





Subdivision Case File		Legend	
Stripes Addition Sec 1		Subject Properties: General Commercial	
Council District: Rodney Fleming		Current Zoning: N/A	
Neighborhood: Country Club		Requested Zoning Change: Neighborhood Center Neighborhood	
Scale: 1" approx. = 201 ft		Vision: Neighborhood Center Neighborhood	
Subject Property Legal Description(s): 4.00 acres out of Valentine			



SCALE: 1" = 80'

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

LEGEND:

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

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

By: _____
 Chairman

 Secretary

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

By: _____
 Director of Water Utilities

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

By: _____
 Director of Public Works

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

By: _____

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

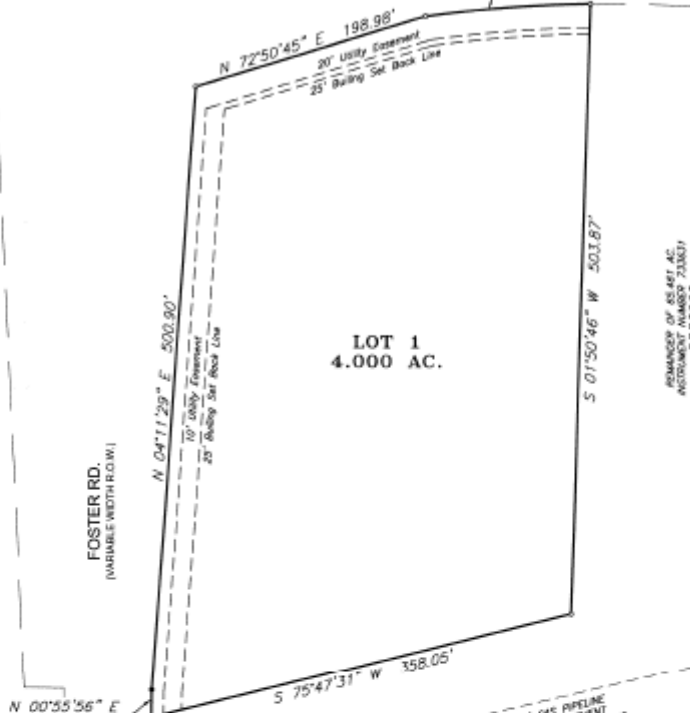
This Plat is Filed in Cabinet ___, Slide ___
 Plat Records of Tom Green County, Texas.



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 SAN ANGELO, TEXAS 76903
 PHONE: 325-855-1288
 FAX: 325-857-8189
 Firm No. 10102400
 www.skg.com

TEXAS HIGHWAY LOOP 306
 (VARIABLE WIDTH R.O.W.)

L=136.69'
 R=1,095.92'
 Δ=7°08'47"
 L.C.=N 85° 41' 54" E
 136.60'



**STRIPES ADDITION
 SECTION ONE**

City of San Angelo, Tom Green County, Texas.
 OWNER/DEVELOPER: Stripes, LLC

DESCRIPTION: Being 4.000 acres of land out of the Valentine Muller Survey 178, Abstract No. 1648, City of San Angelo, Tom Green County, Texas, being a portion of a certain 65.461 acre tract of land described in Instrument Number 733631, Official Public Records of Tom Green County, Texas.

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

Brad Williams, Senior Vice President

STATE OF TEXAS
 COUNTY OF _____
 This instrument was acknowledged before me on _____
 by Brad Williams 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 relied upon as a final survey document.

SURVEYOR'S CERTIFICATE
 Know all men by these presents: that I, Russell T. Guly 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.