

# 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:** Santiago Abasolo, AICP  
Senior Planner

**Request:** A request for approval of the Final Plat of Trinity West, Section 5.

**Location:** An unaddressed tract, located at the northwest corner of Southwest Boulevard and Twin Mountain Drive; more specifically occupying 5.126 acres of the C A Voight Survey, Abstract 3931 in southwest San Angelo.

**Legal Description:** Being 5.155 Acres of Land out of C.A. Voight Survey 181, Abstract No. 3931 G. Maurer Survey 182, Abstract No. 1649 and being all of that certain 5.155 acre tract described and recorded in Instrument No. 201415898, Official Public Records of Tom Green County, Texas

**Size:** 5.155 acres

**General Information**

Future Land Use: Neighborhood Center  
Current Zoning: CN  
Existing Land Use: Vacant

**Surrounding Zoning / Land Use:**

North:	Single Family Residential (RS-1)	Residential, Vacant Land
West:	Single Family Residential (RS-1)	Vacant land
South:	Single Family Residential (RS-1)	Vacant land
East:	Single Family Residential (RS-1), Neighborhood Commercial (CN)	Residential, Vacant land, Lamar Elementary

District: SMD #1 Rodney Fleming

Neighborhood: Country Club

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), Southwest Boulevard and Twin Mountain Drive are identified as Arterial Streets. An Arterial Street connects collector streets to freeways and other arterials carrying large volumes of traffic at high speeds, access is secondary and mobility is the primary function of these streets. The MTP requires Southwest Boulevard and Twin Mountain Drive to have a minimum paving width of 64 feet and a minimum right-of-way width of 80 feet.

**Recommendation:**

The Planning Division recommends APPROVAL of the Final Plat request subject to the **six (6) Conditions of Approval** listed below.

**Background:**

An application for a subdivision was submitted to the Planning Division on March 13, 2015. The proposed subdivision is zoned Neighborhood Commercial (CN). The Neighborhood Commercial Zoning District is intended to provide opportunities for development of commercial development that serves and is supported by a relatively small surrounding area -- a neighborhood. Allowable commercial uses include a wide variety of office activities, as well as a more limited range of retail trade and services aimed toward meeting the routine needs of residents in that neighborhood. Outdoor display is allowed adjacent to a principal building wall and extending to distance no greater than 5 feet from the wall. The minimum lot area in the CN District is 6,000 square feet, the minimum lot width is 50 feet, the minimum lot depth is 80 feet, and minimum front yard is 25 feet.

On June 23, 2004, a Conditional Use application was approved to allow for "Self-Service Storage." The use of self-service storage must comply with the self-service storage regulations outlined in Section 421 of the Zoning Ordinance, including the construction of a minimum 6 foot privacy fence along the west property line, except for the portion in the 25-foot front yard setback from Twin Mountain Drive which shall be 4 foot high; and the approval of an Urban Design Review.

**Proposed Conditions:**

1. Prepare and submit plans for required improvements to Twin Mountain Drive to comprise the minimum paving width of 64 feet, in this case requiring 32 additional feet.

In lieu of actual street improvement, contribute to the City an amount of money equal to that necessary for completing the required paving improvements.

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

A third alternative would be to obtain approval of a Variance from the Planning Commission.

2. Prepare and submit plans for approval, illustrating the proposed installation of fire hydrant(s) as necessary to serve this area, and complete the installation in accordance with the approved version of these plans.
3. 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.
4. Submit a drainage study if the impervious area changes by 5% and development of the site exceeds 1 acre. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval.
5. Provide a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention requirements.
6. Prepare and submit plans for approval, illustrating the proposed installation of required water and sewer 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.

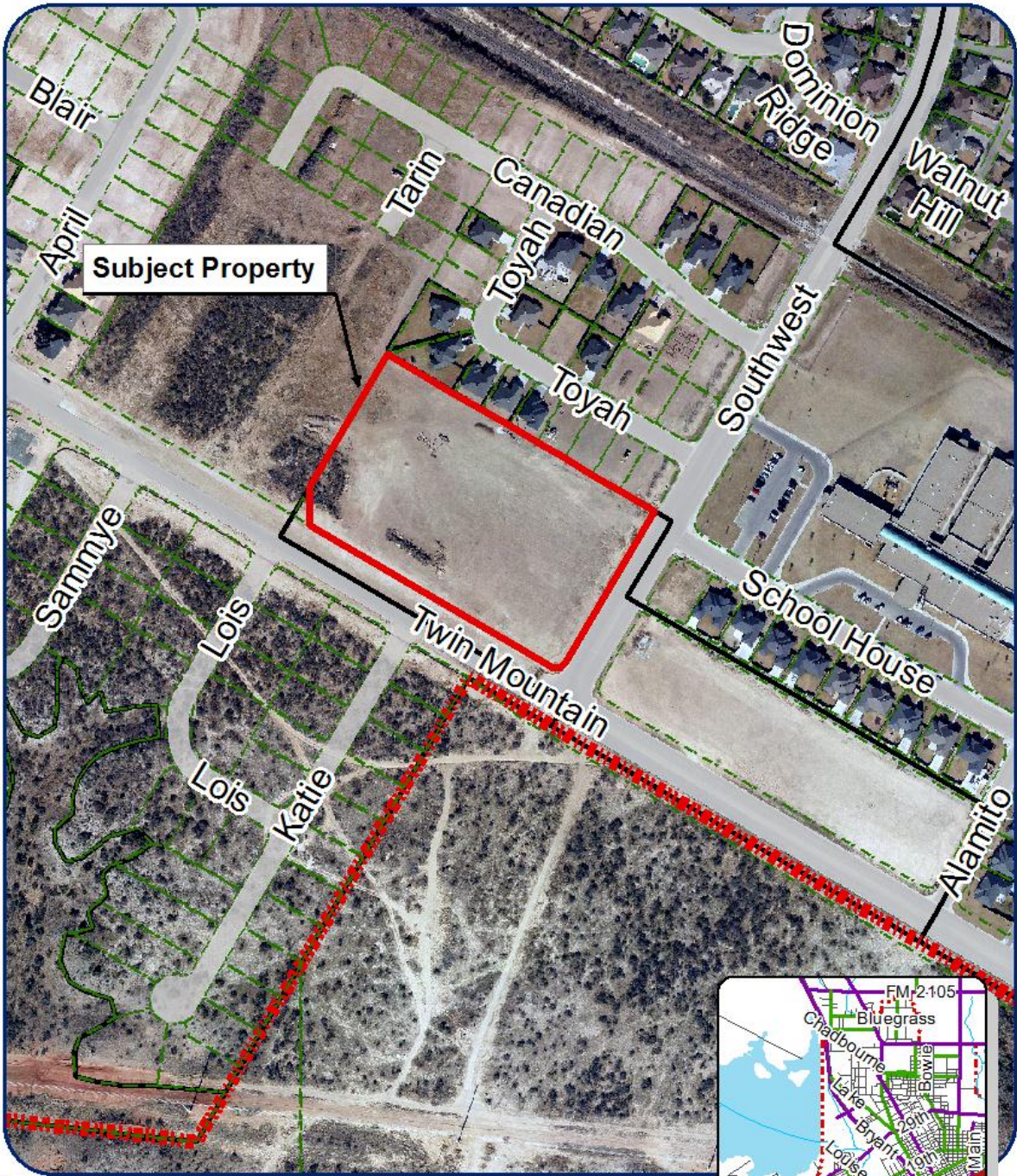
**Action Requested:**

The action requested is for the Planning Commission to **APPROVE** the proposed Final Plat Trinity West Section Five, **subject to six (6) Conditions of Approval.**

**Attachments:**

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





**Subdivision Case File**

**Trinity West Section Five**

Council District: Rodney Fleming

Neighborhood: Country Club

Scale: 1 in approx. = 250 ft

Subject Property: Abst: A-3931 S-0181, Survey: CA VOIGHT, 5.155 ACRES

**Legend**

Subject Properties: —

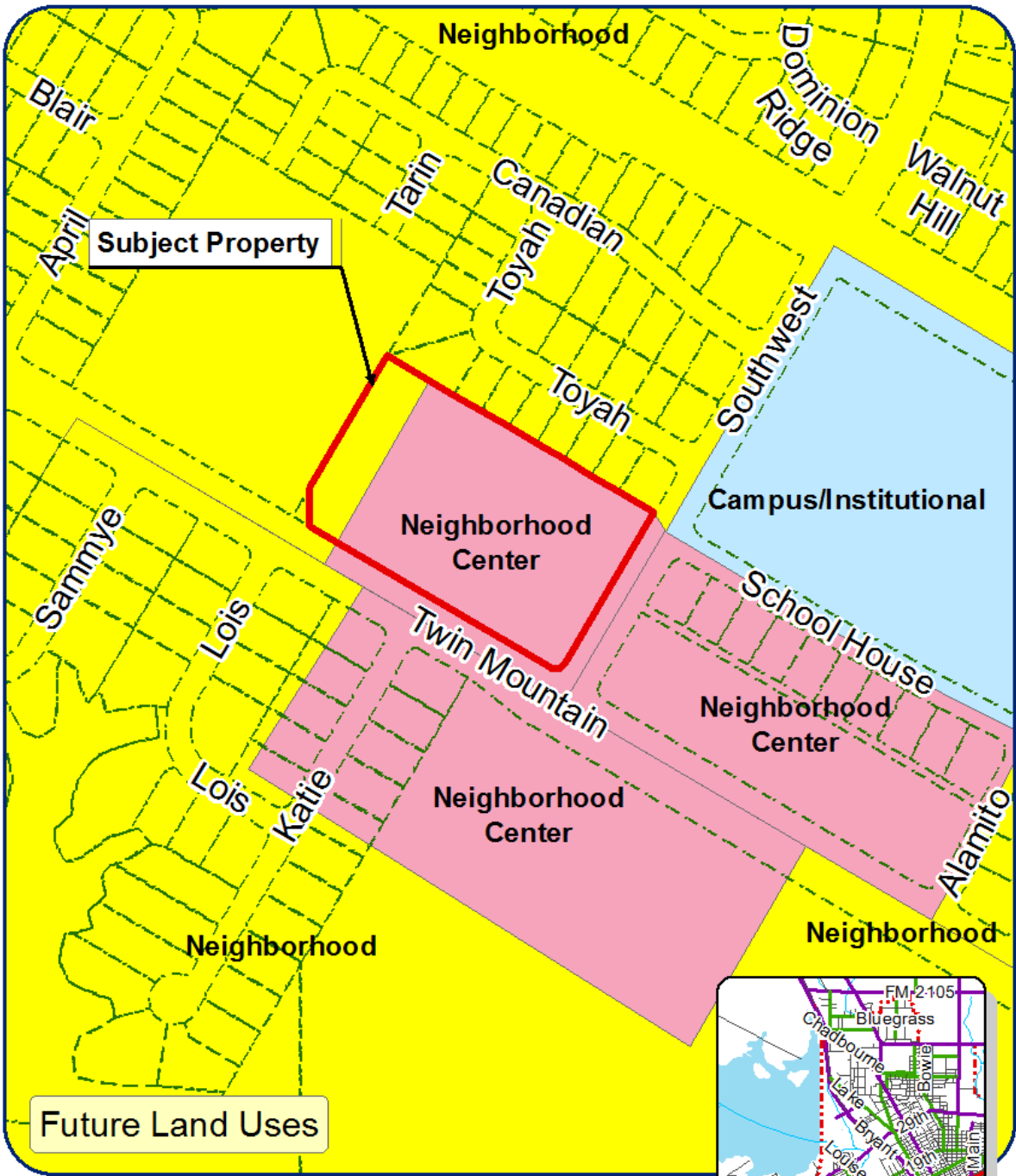
Current Zoning: CN

Requested Zoning Change: N/A

Vision: Neighborhood Center

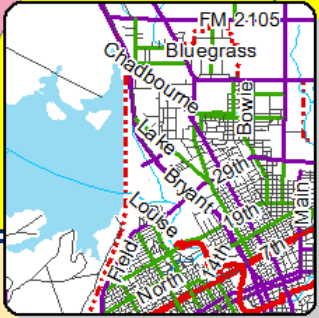


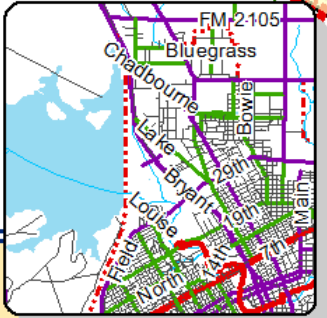
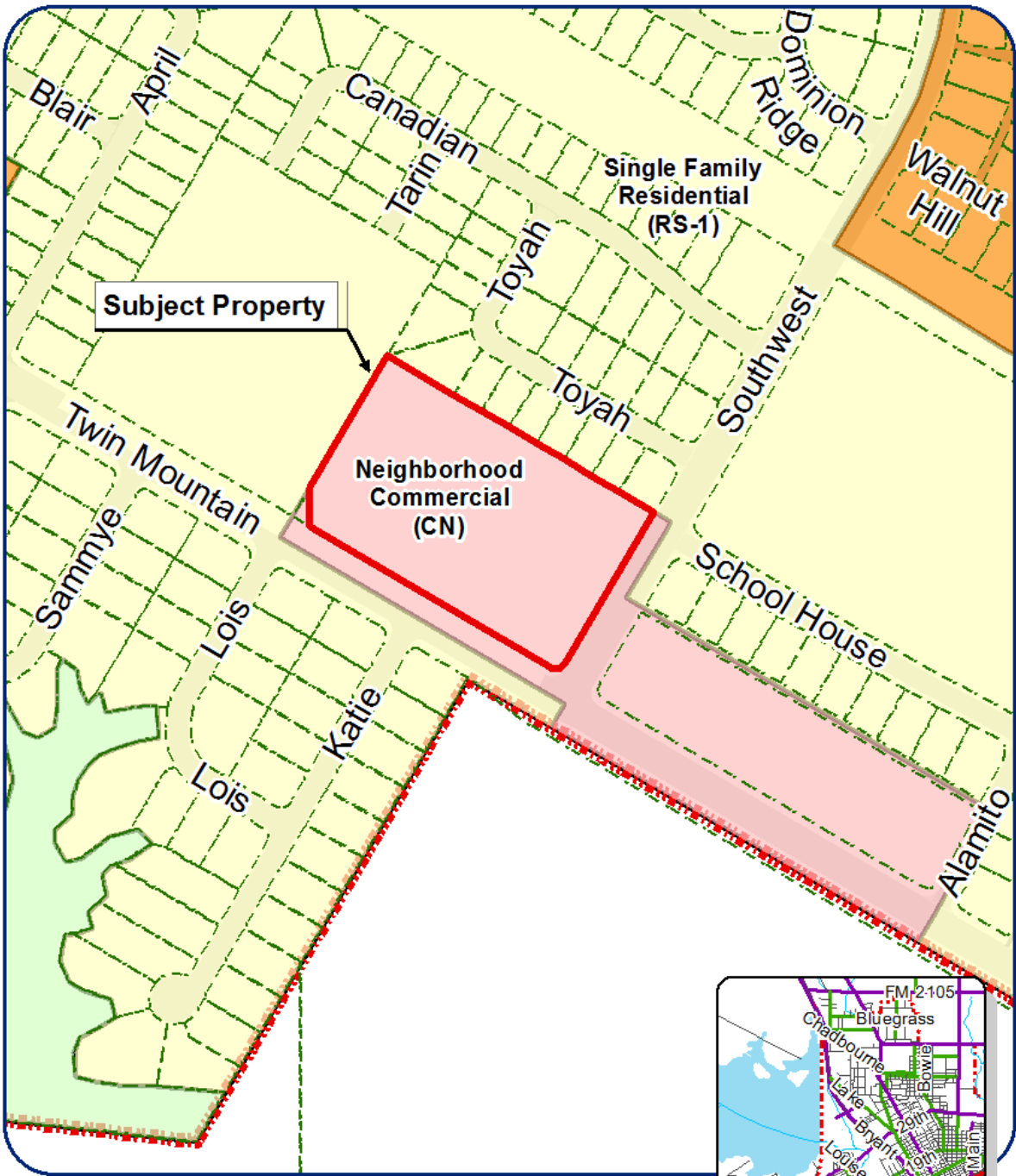




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 Scale: 1 in approx. = 250 ft  
 Subject Property: Abst: A-3931 S-0181, Survey: CA VOIGHT, 5.155 ACRES

**Legend**  
 Subject Properties:   
 Current Zoning: CN   
 Requested Zoning Change: N/A   
 Vision: Neighborhood Center

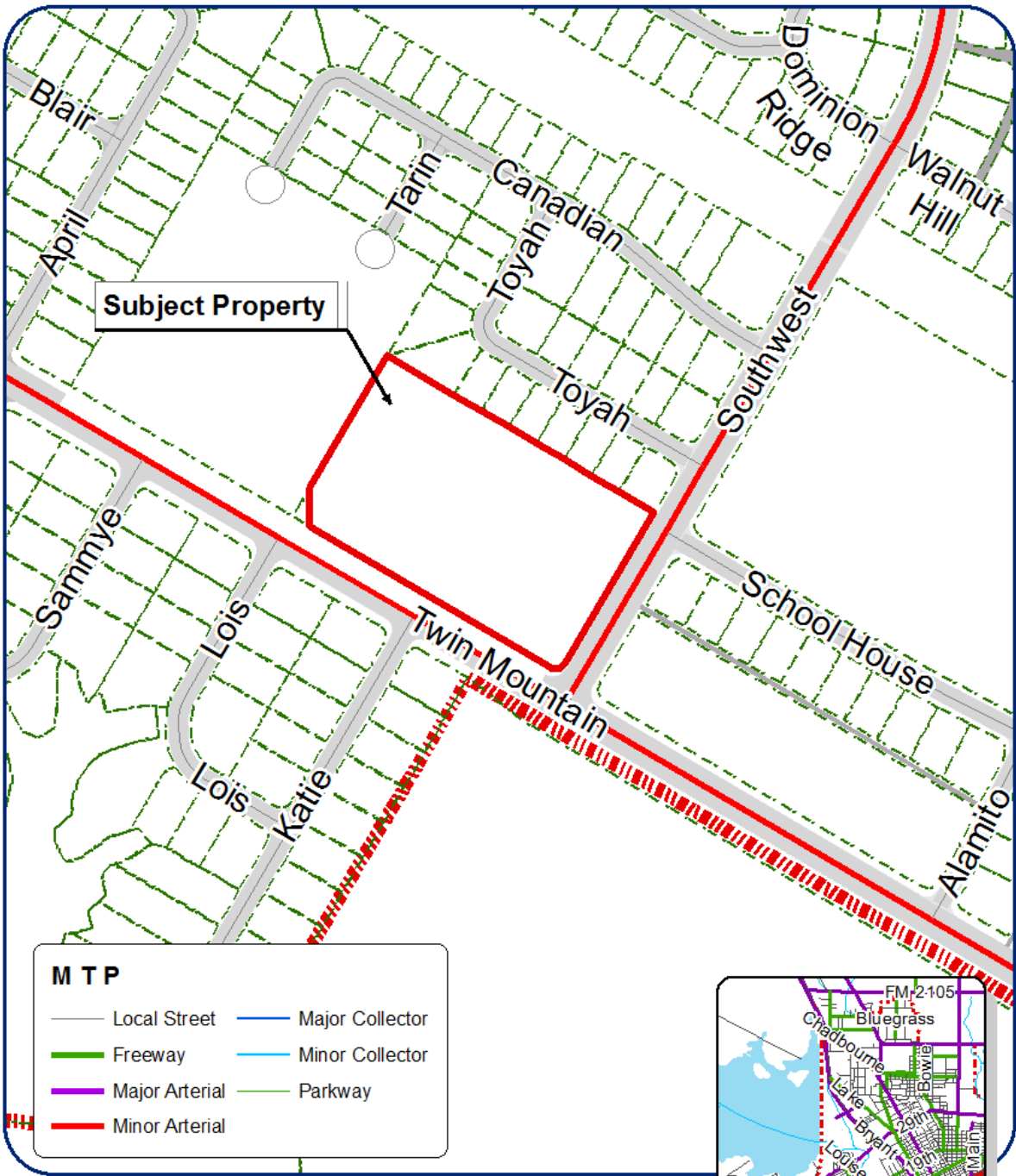




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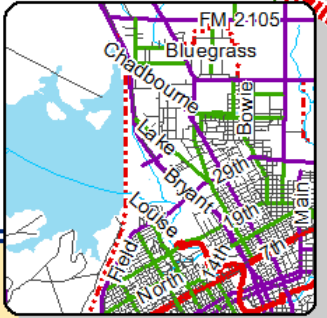
**Legend**  
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**M T P**

— Local Street	— Major Collector
— Freeway	— Minor Collector
— Major Arterial	— Parkway
— Minor Arterial	



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SCALE: 1"=100'

GRAPHIC SCALE - FEET

NOTE: Bearings shown herein are based on true north. All bearings were determined by field traverse on instrument No. 204238. Official Public Records of this property in Tom Green County, Texas. Distances shown are surface horizontal.

LEGEND:

- Found 1/2" Iron Pipe or 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

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 \_\_\_\_\_

This Plat is Filed in Exhibit \_\_\_\_\_ File # \_\_\_\_\_  
Plat Records of Tom Green County, Texas.

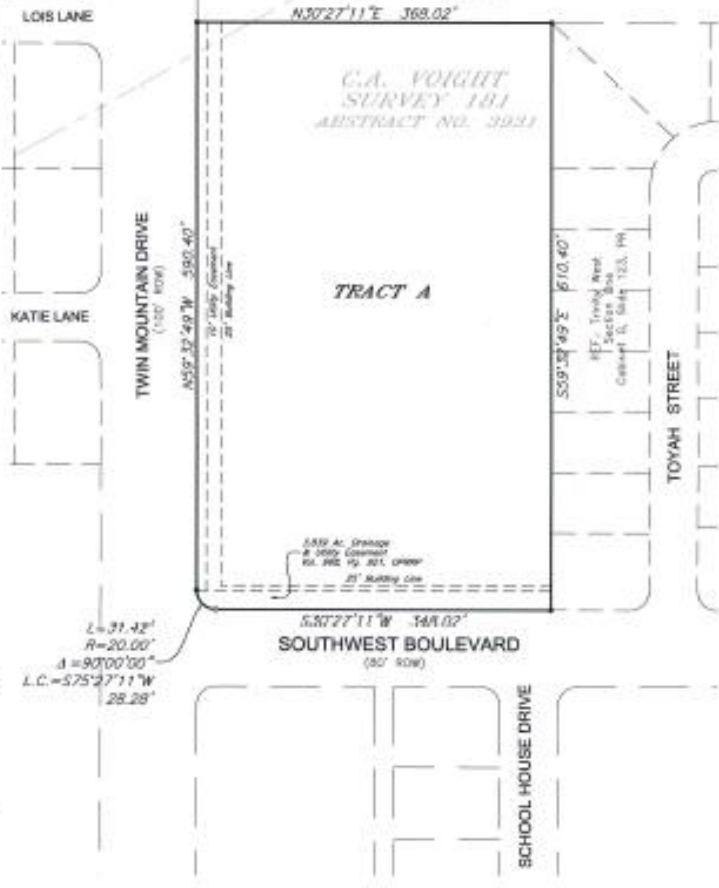
Field Notes are Filed as Instrument No. \_\_\_\_\_  
Official Public Records, Tom Green County, Texas.

**SKG**  
**ENGINEERING, LLC**  
SURVEYING • ENVIRONMENTAL • LABORATORY

708 SOUTH WIDE STREET PHONE: 337-686-1288  
SAN ANGELO, TEXAS 76902 FIRM NO: 10102400 FAX: 337-687-8459  
www.skg.com

G. MAURER  
SURVEY 102  
ABSTRACT NO. 1649

REF: Sierra Wabo  
Construction, Inc.  
NRI: 614883



TRINITY WEST  
SECTION FIVE

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: James A. Cauthon

DESCRIPTION: Being 5.195 acres out of C.A. Voight Survey 101, Abstract No. 3821 and G. Maurer Survey 102, Abstract No. 1649 and being all of that certain 5.125 acre tract described and recorded in Instrument No. 201418086, Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

I, James A. Cauthon, do hereby accept this plat as the subdivision of my property and dedicate for the use of the public the easements shown herein.

STATE OF TEXAS  
COUNTY OF TOM GREEN

This instrument was acknowledged before me on \_\_\_\_\_ by James A. Cauthon in the capacity above.

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

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 herein 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.

15-5-0286