

STAFF REPORT



Meeting: May 18, 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 First Replat of lots 11 & 12, in Block 3, of the Poulter's Highland Acres Addition

Location: 4114, 4122, and 4130 Arden Road, generally located west of Northwest Drive, San Angelo, Texas

Legal Description: Being 2.775 acres out of Lots 11 and 12, Block 3, Poulter's Highland Acres Addition as per plat of record in Volume 1, Page 292 Plat Records of Tom Green County, and being out of that certain 2.91 acre tract described and recorded in Instrument No. 201502352 Official Public Records of Tom Green County.

Size: 2.775 acres

General Information

Future Land Use: Commercial & Rural

Zoning: General Commercial/Heavy Commercial (CG/C) & Ranch & Estate (R&E)

Existing Land Use: Vacant Land

Surrounding Zoning / Land Use:

North:	Ranch & Estate	Single Family Residence
West:	General Commercial & Heavy Commercial (CG/CH)	
South:	Heavy Commercial (CH)	Arden Road &
East:	General Commercial & Heavy Commercial (CG/CH)	

District: SMD #6 Charlotte Farmer

Neighborhood: The Bluffs

Recommendation:

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

Background:

An application for the First Replat of lots 11 & 12, in Block 3, of the Poulter’s Highland Acres Addition subdivision was submitted to the Planning Division on April 17, 2015. The property was annexed into the City on March 27, 1956. Poulter’s Highland Acres Addition was recorded with Tom Green County on May 9, 1947. This Replat is proposing to combine lots 11 and 12 into one unified lot proposed as Lot 11A. The property will have frontage along F.M. Highway 853 (known as Arden Road). Water and sewer service are anticipated to be provided by the City.

Notification:

Thirteen (13) property owners within a 200-foot radius were notified by mail on May 1, 2015. As of May 12, 2015, one (1) response in favor and zero (0) responses in opposition have been received.

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

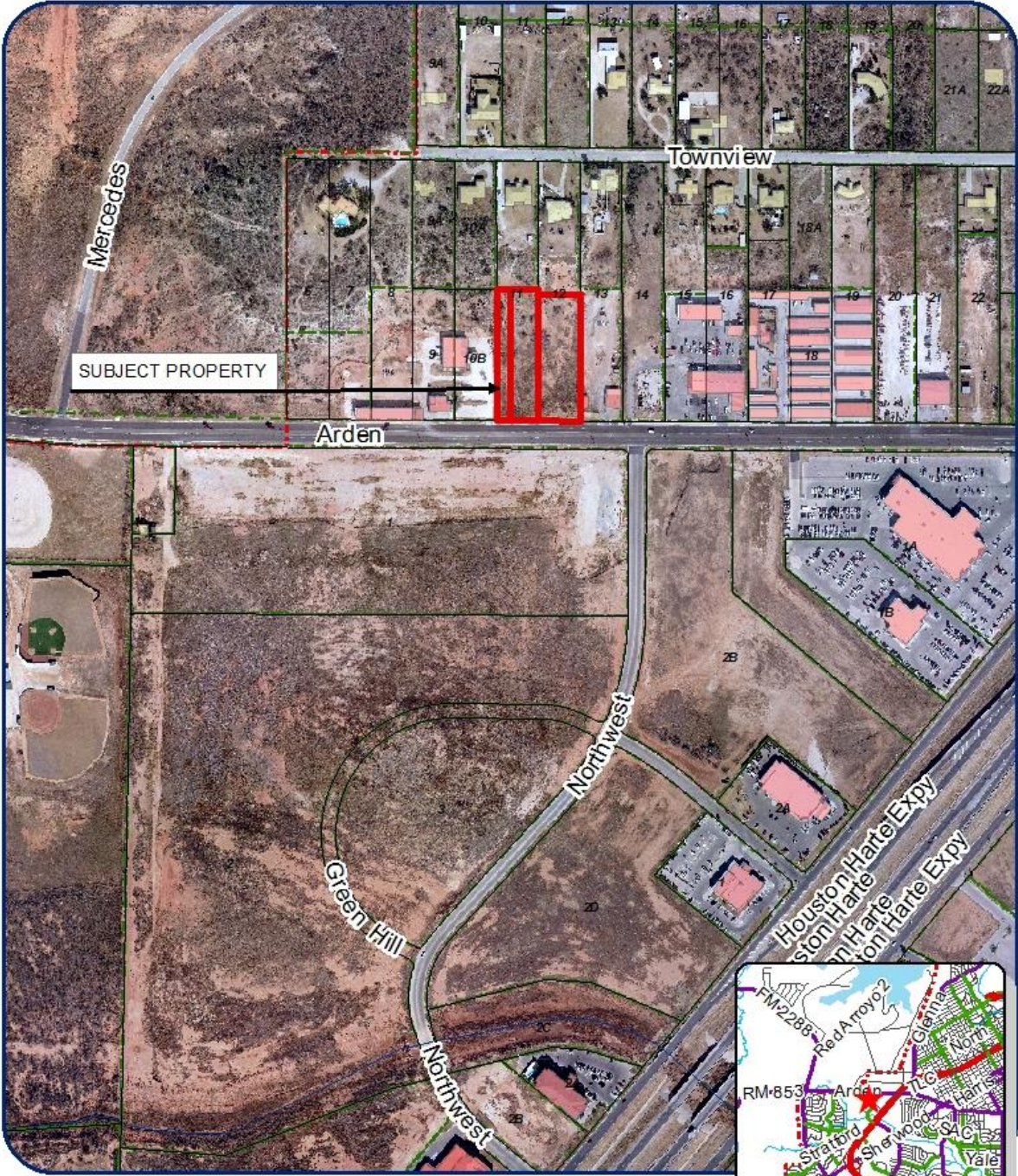
5. Install necessary water service lines to the new lot.
6. Illustrate a 20-foot public utility easement along Arden Rd.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the Replat of the First Replat of lots 11-12, in Block 3, of the Poulter Highland Acres Addition **subject to six (6) Conditions of Approval.**

Attachments:

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



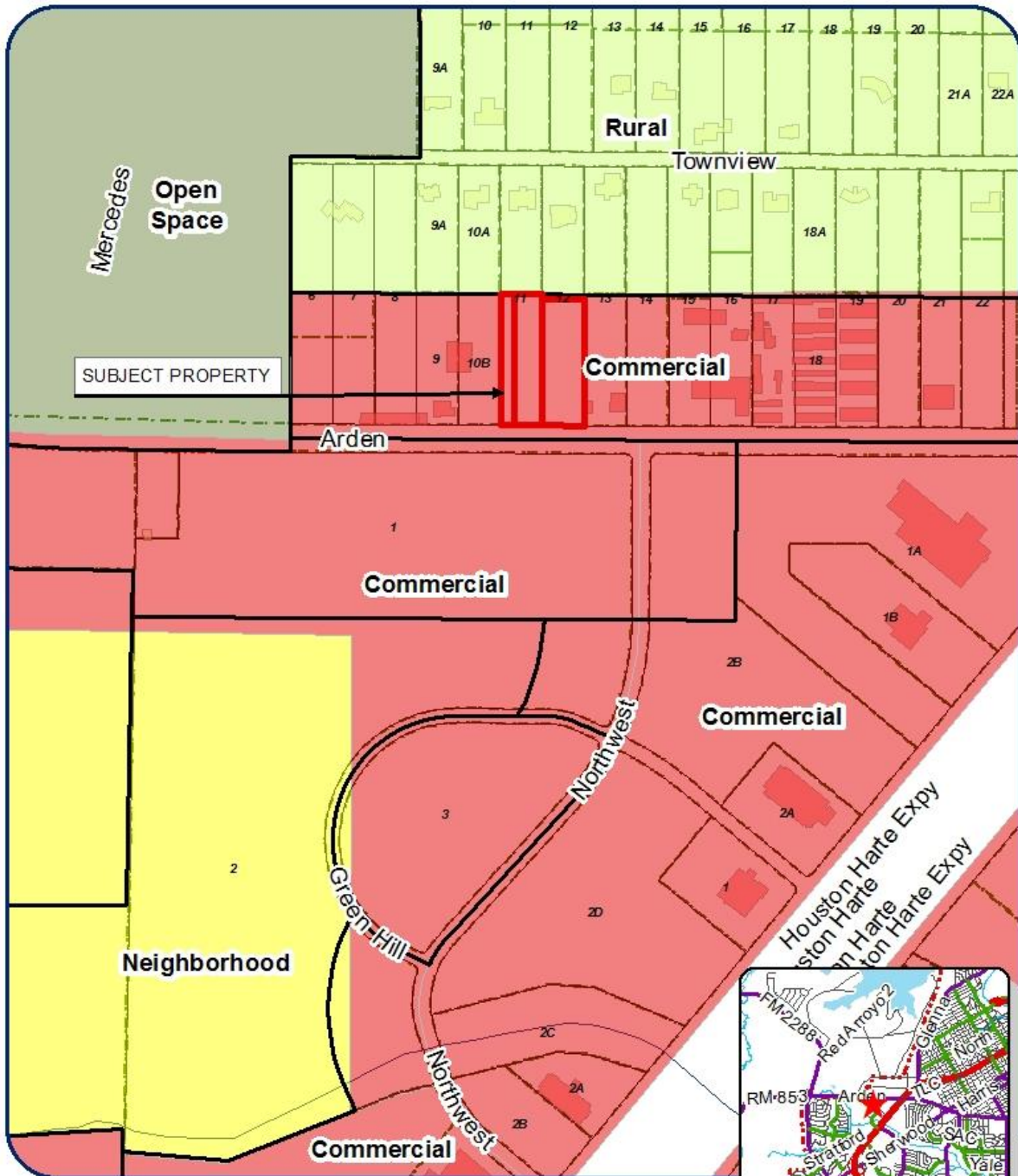
**1st Replat lots 11-12 Poulter's
Highland Acres Addition**

Council District: Charlotte Farmer
 Neighborhood: Bluffs
 Scale: 1" approx. = 435 ft
 Subject Property Legal Description(s): North of Arden Rd & west of Northwest Dr.

Legend

Subject Properties: —
 Current Zoning: **CG/CH**
 Requested Zoning Change: **N/A**
 Vision: **Commercial**





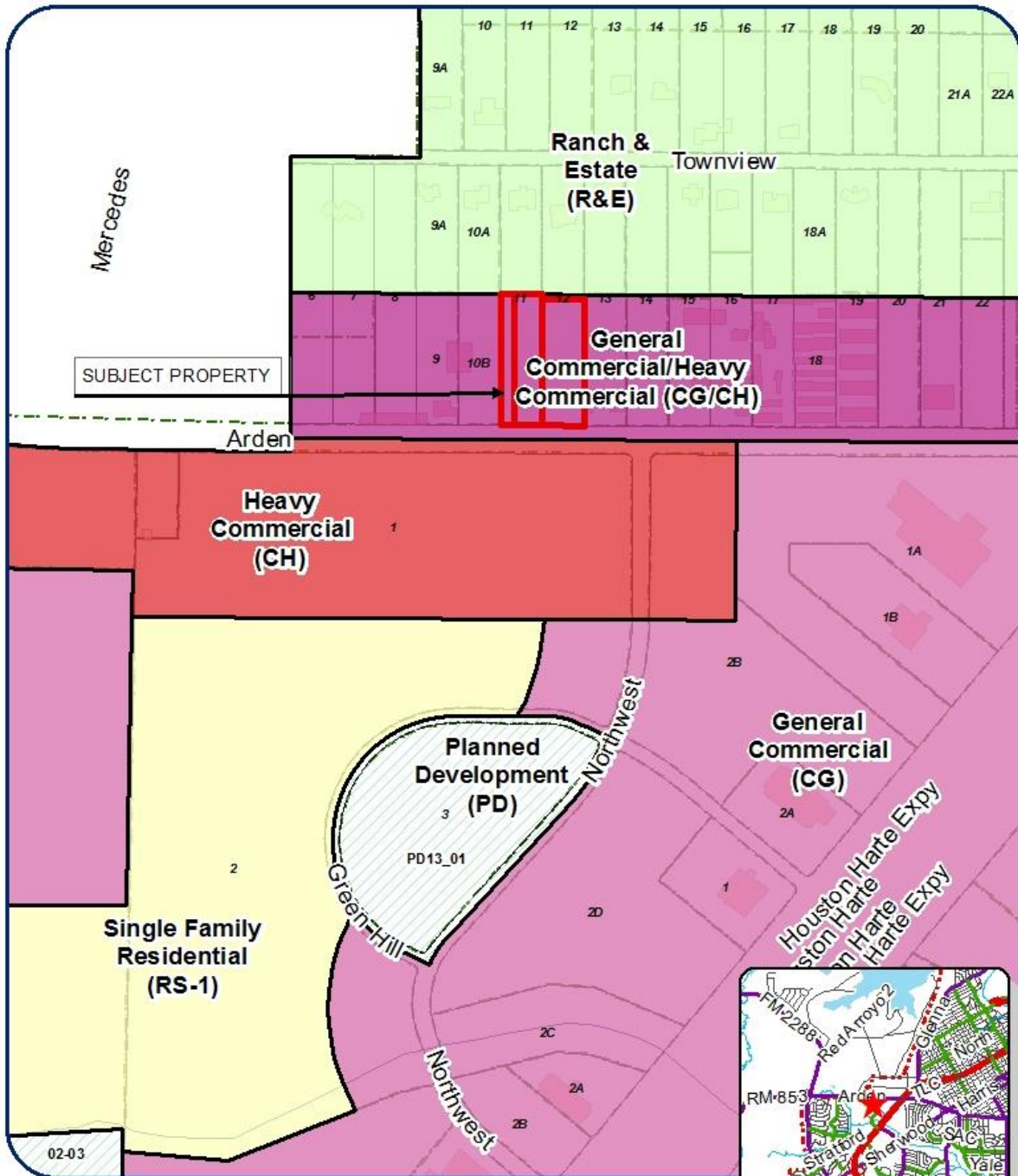
**1st Replat lots 11-12 Poulters
Highland Acres Addition**

Council District: Charlotte Farmer
 Neighborhood: Bluffs
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Legend

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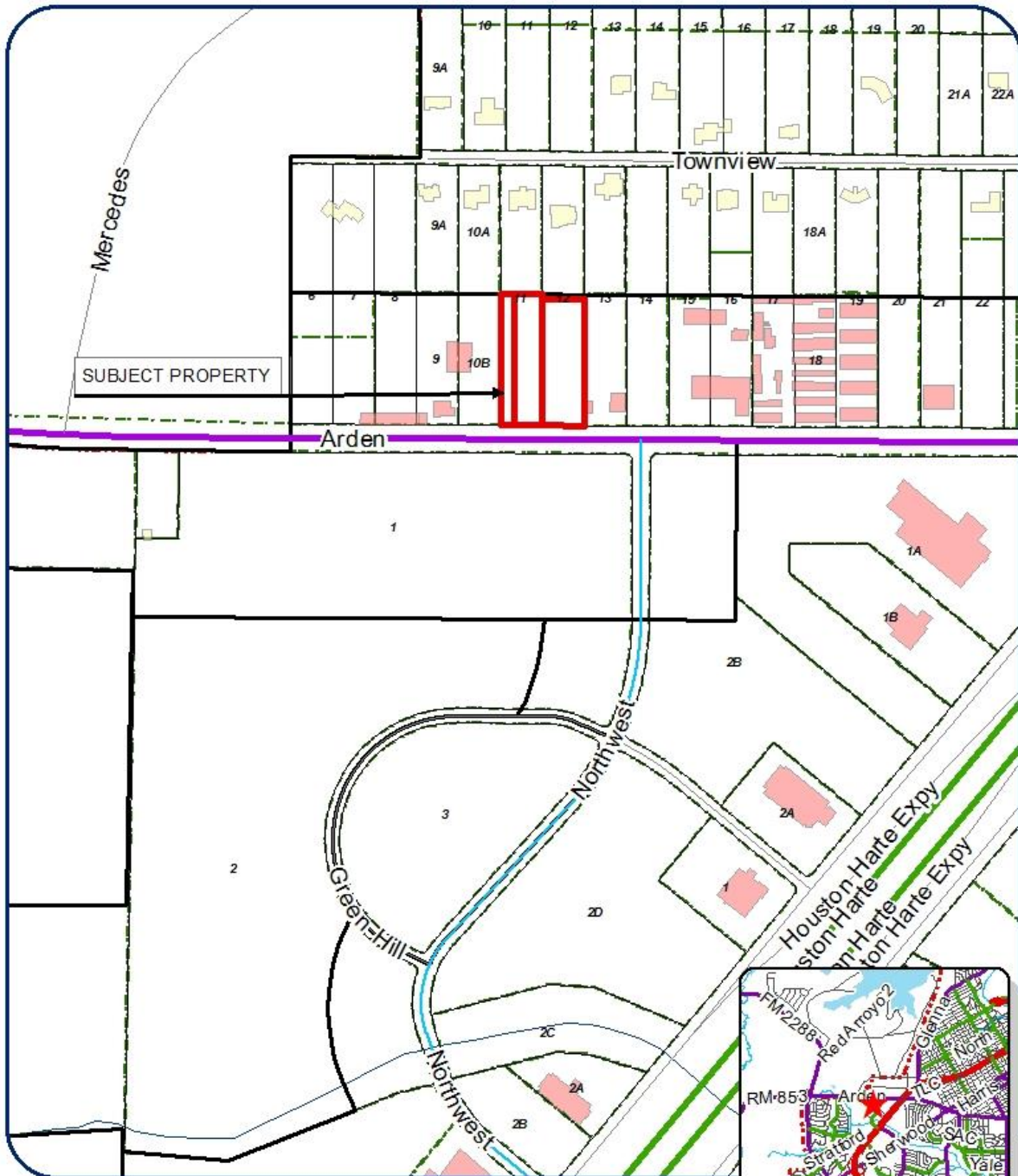


**1st Replat lots 11-12 Poulter
Highland Acres Addition**

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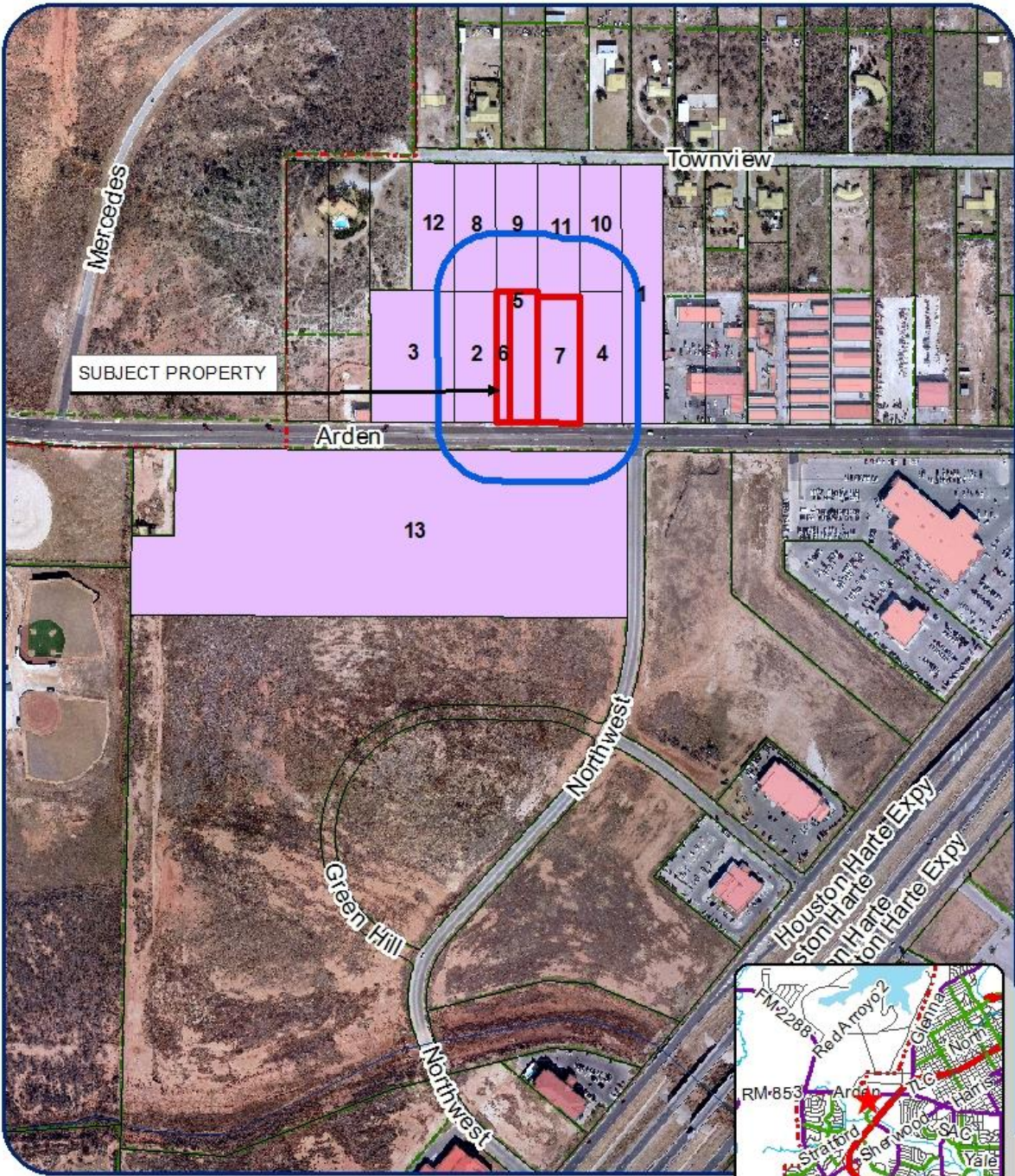
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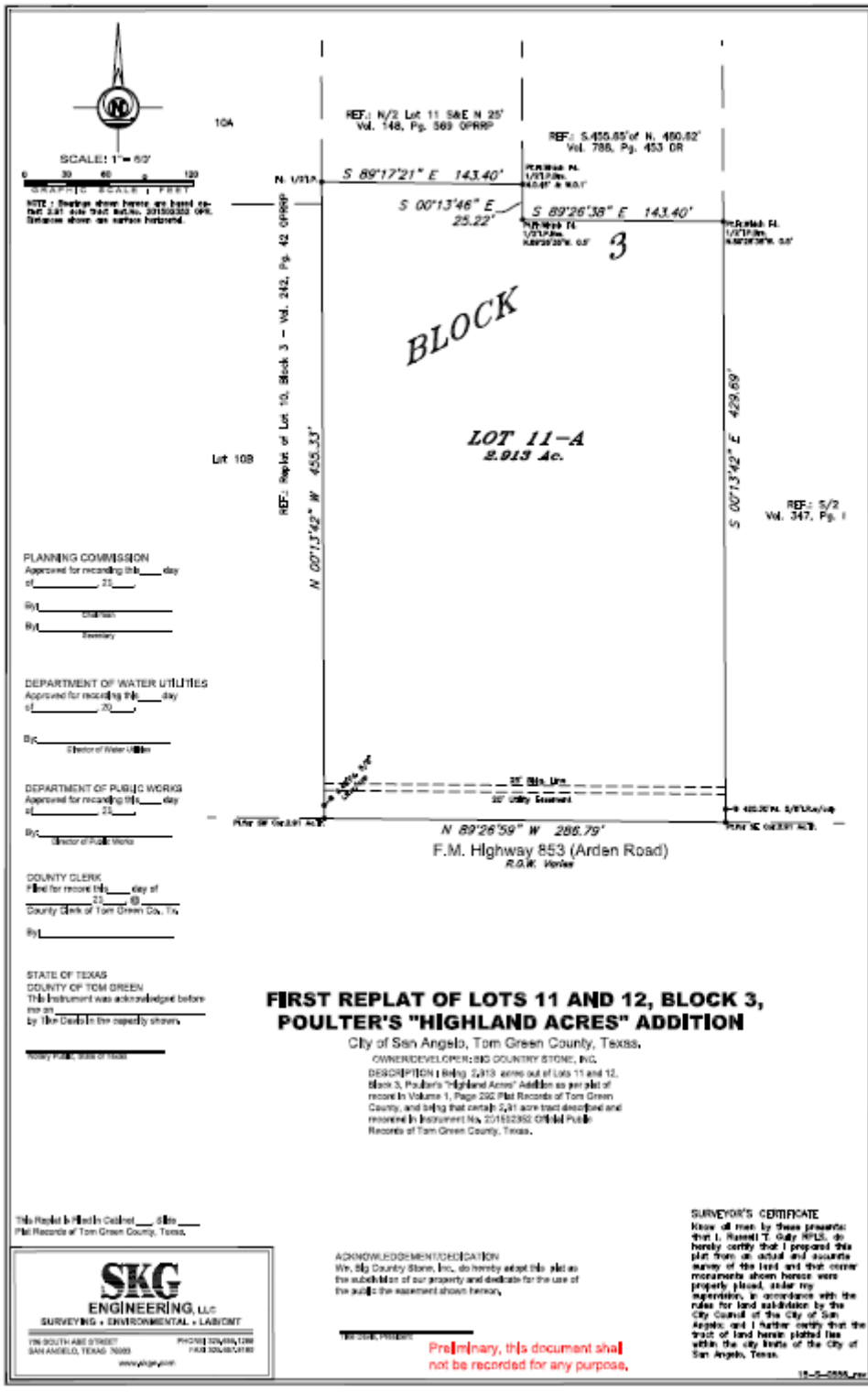


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1st Replat, Block 3, Poulfers Highland Acres Addition

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903. THIS FORM CAN ALSO BE FAXED TO THE PLANNING DIVISION AT 325-657-4227.

() IN FAVOR () IN OPPOSITION

REASON(S) _____

NAME: Jim Bassford

ADDRESS: 4062 Arden Rd
San Angelo, Tx. 76904

SIGNATURE: 

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached at fax number 325-657-4227.