

STAFF REPORT



Meeting: August 17, 2015

To: Planning Commission

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

Presenter: Santiago Abasolo, AICP
Planner I

Request: Approval of the Final Plat of Section One North Bryant
Subdivision

Location: A tract of land generally located 1400 feet northwest
of the intersection of North Bryant Boulevard and
West 29th Street

**Legal
Description:** Being 2.000 acres of land out of that certain 2.00 acre
tract described and recorded in Instrument No.
201501147, Official Public Records of Tom Green
County, Texas

Size: 2.000 acres

General Information

Future Land Use: Neighborhood Center

Zoning: General Commercial

Existing Land Use: Vacant

Surrounding Zoning / Land Use:

North:	Single-Family Residential (RS-1), General Commercial	Vacant land
West:	General Commercial/Heavy Commercial (CG/CH)	Vacant land
South:	Light Manufacturing (ML)	Mueller Inc.-Steel Buildings, Vacant land
East:	Single-Family Residential (RS-1), General Commercial (CG)	Tom Green County offices, Walmart Supercenter, Vacant land

District: SMD#2 – Marty Self

Neighborhood: Riverside

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), Bryant Boulevard is identified as an “Arterial Street.” 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 Bryant Boulevard 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 this Final Plat request **subject to the seven (7) Conditions of Approval** listed below.

Background:

An application for a Final Plat was submitted to the Planning Division on July 17, 2015. It is the applicant’s intent to subdivide an existing tract of land. A Rezoning from the Single Family Residence (R-1) District to the General Commercial (CG) received final approval by City Council on June 5, 1979.

Proposed Conditions:

1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there are no delinquent taxes on the subject property of this subdivision.
2. Illustrate the required 25-foot building setback line along the frontage of North Bryant Boulevard.
3. 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.
4. If drainage is planned to be directed to the TxDOT right-of-way of Bryant / 87, once the City of San Angelo's Engineering Services Division staff have reviewed and approved a stormwater plan, routing and report requirements coordination must be made with TxDOT and written confirmation shall be provided to the Engineering Services Division staff stating their approval and any conditions thereof.
5. If construction is to occur prior to issuance of building permit, 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 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. 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.

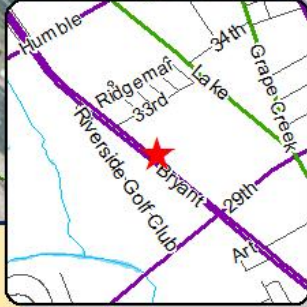
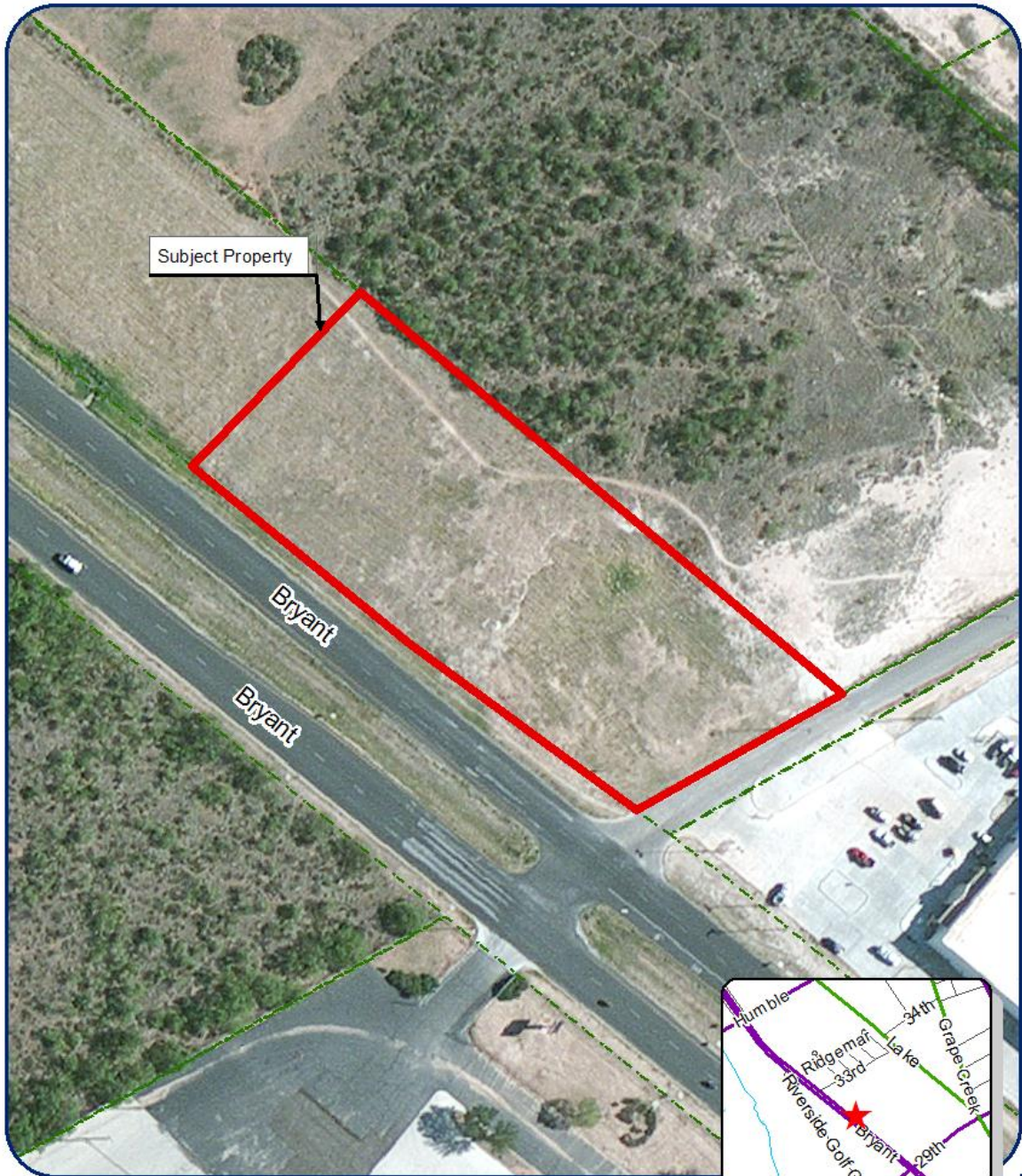
Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the Final Plat of Section One North Bryant Subdivision, subject to **seven (7) Conditions of Approval**.

Attachments:

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



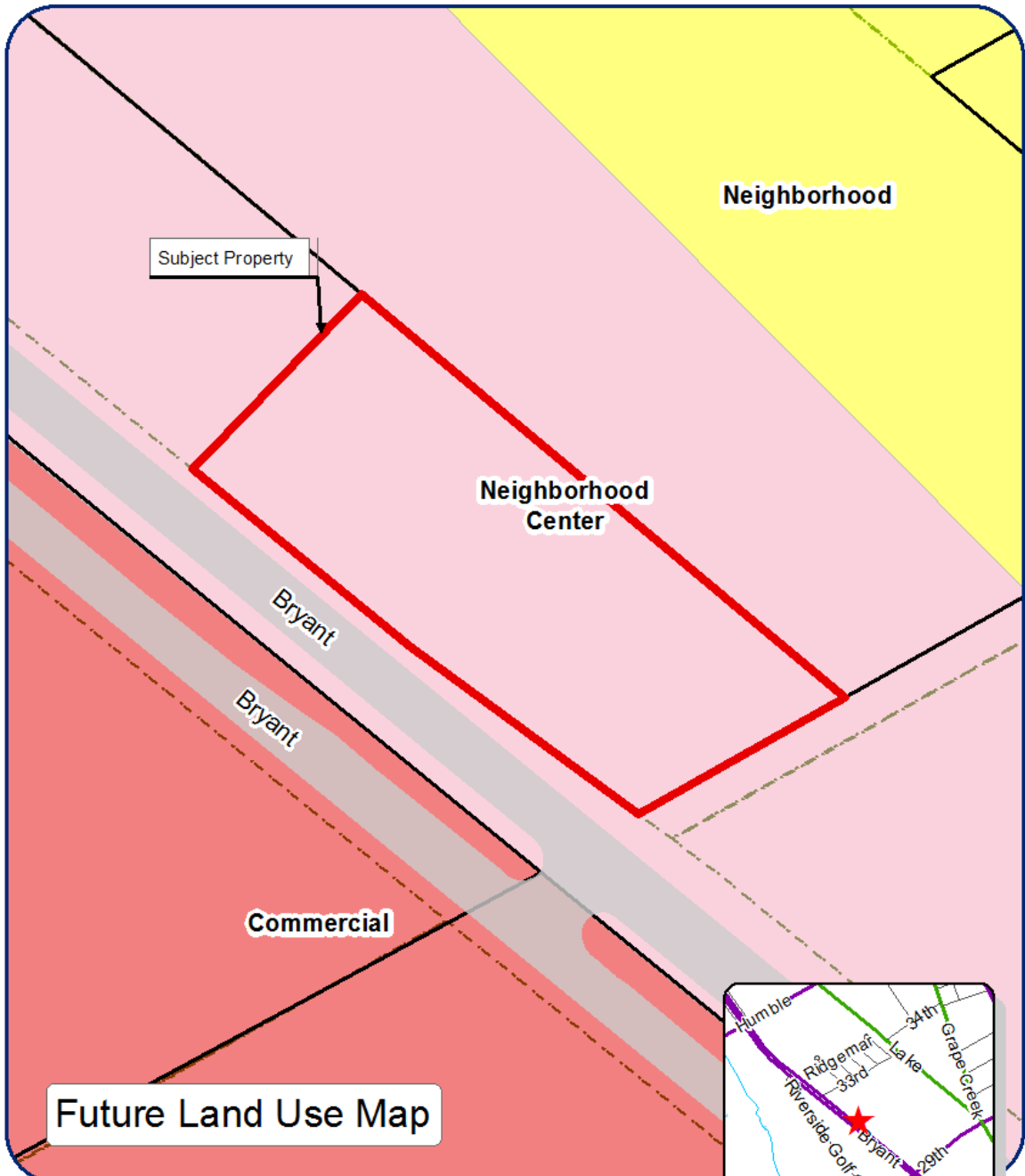
Subdivision Case File:

North Bryant Subdivision Section One
 Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 100 ft
 Subject Property: JOSEPH HECKEL Survey, 4.4760 ACRES A-0353 S-0317

Legend

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





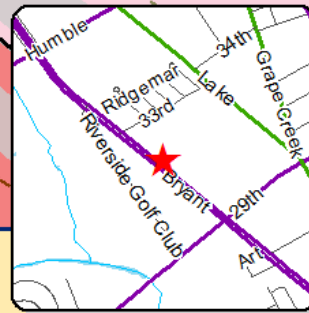
Future Land Use Map

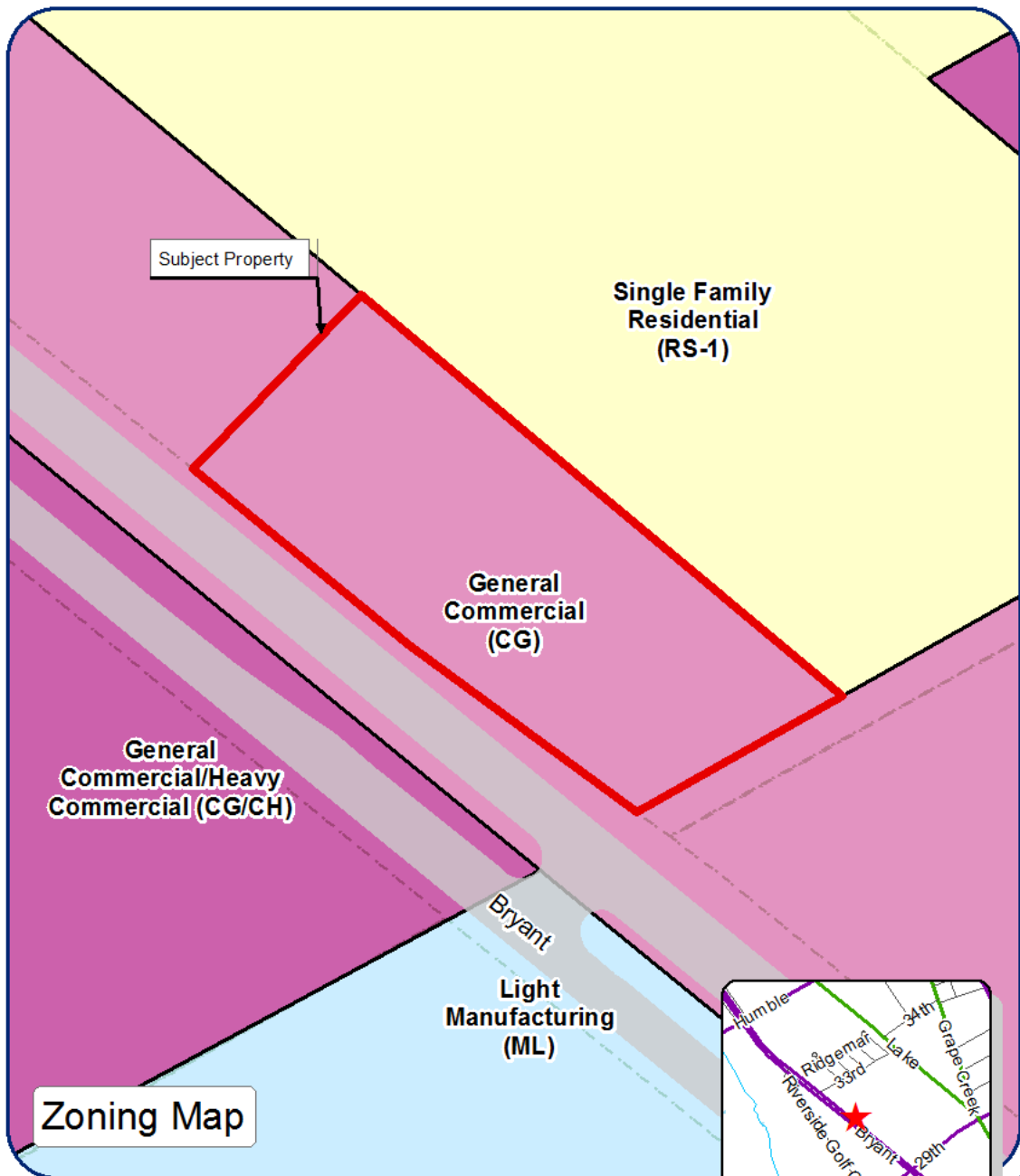
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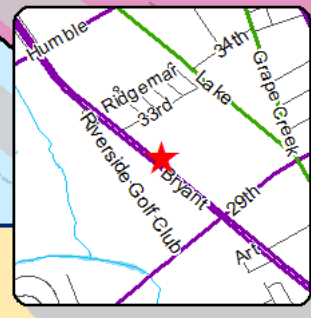


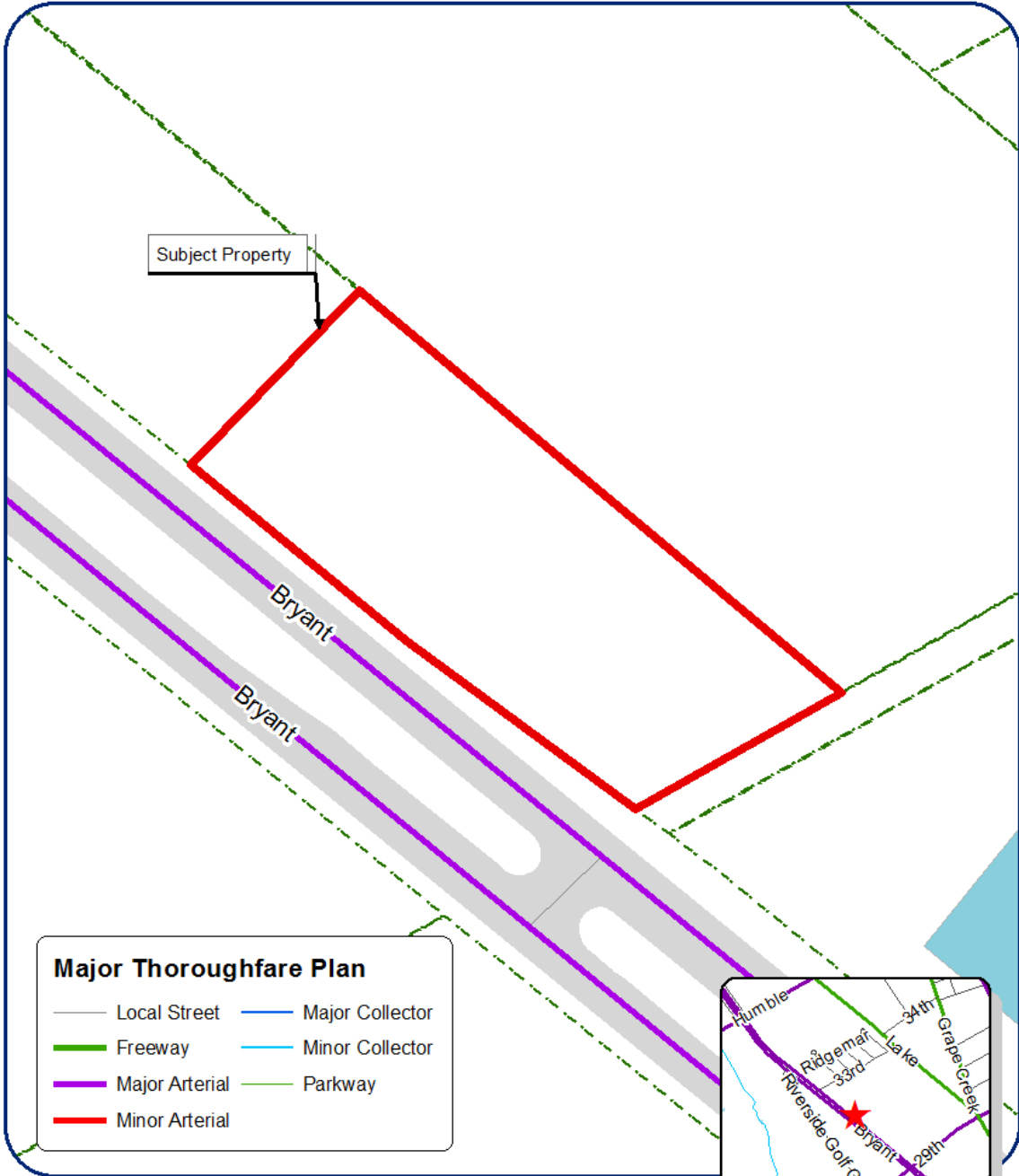


Zoning Map

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SCALE: 1"=50'

GRAPHIC SCALE FEET
0 50 100 150

NOTE: Bearings shown herein are based on 2,800 Acre Tract described and recorded as Instrument No. 011561461, DFR. Distances shown are surface horizontal.

LEGEND:

- Found 1/2" Iron Pipe or Nail (unless otherwise noted)

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: _____

STATE OF TEXAS

COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by Joseph Lapinski.

Notary Public, State of Texas

This Plan is Filed in Cabinet _____, Date _____
Real Records of Tom Green County, Texas.

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

SKG

ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

708 SOUTH ABE STREET, SUITE 301-305-1298
SAN ANGELO, TEXAS 76901, TXAC 024-0014339
P.O. Box 101324-038
www.skg.com

REF: Remainder of 4.476
Acre Tract
Instrument No. 019714, DFR

N 29° 08' 0.3" E 189.75'

1/4 1/8" LR. 1/4 5/8" LR

NORTH BRYANT BLVD. (U.S. HIGHWAY 87)
R.O.M. Grant

N 50° 51' 57" W 218.53'

1/4 1/8" LR

N 53° 44' 47" W 228.39'

1/4 3/4" LR

S 80° 50' 49" W 185.46'

REF: Lot 31, Block 3,
Section 2
First Replat of No-Mort
Mortgage
Cabinet 0, Site 147, PR

REF: 10.00 Acre Tract
Instrument No. 667882, DFR

S 50° 11' 28" E 508.62'

BLOCK 1
LOT 1

**NORTH BRYANT SUBDIVISION
SECTION ONE**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: JOSEPH LAPINSKI

DESCRIPTION - Being 2.000 acres of land out of that certain 2.00 acre tract described and recorded in Instrument No. 261561147, Official Public Records of Tom Green County, Texas.

ACKNOWLEDGMENT/DEDICATION
I, Joseph Lapinski, do hereby adopt this plan as the subdivision of my property and dedicate for the use of the public the easements shown hereon.

2660712388

Provisionary: this document shall not be recorded for any purpose until it shall not be used or shown or used upon any real survey document.

SURVEYOR'S CERTIFICATE

I, _____, know all men by these presents that I, Russell T. Gully RPLS, do hereby certify that I prepared this plan 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 classed for within the city limits of the City of San Angelo, Texas.

15-5-1072