### PLANNING COMMISSION –May 20, 2019 STAFF REPORT



APPLICATION TYPE:	CASE:
Final Plat	B&R Subdivision, Section Four

#### **SYNOPSIS:**

This is an application to plat surveyed land into one lot located in the south central San Angelo. This property has several existing buildings and frontage along Cox Lane and Ben Ficklin Road. The lot will comply with the minimum lot standards of the OW Zoning District.

LOCATION:	LEGAL DESCRIPTION:					
4103 Ben Ficklin Road	Being Abst: A-0350 S-01 75, Survey: H HORNBURG, 2.0000 ACRES, City of San Angelo, Tom Green County, Texas					
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:			
<u> </u>			_			

#### **THOROUGHFARE PLAN:**

**Ben Ficklin Road** – Urban Minor Collector Street, Required 60' min. ROW (100' provided), Required 50' min. pavement width (23' existing).

**Cox Lane** – Urban Minor Collector Street, Required 60' min. ROW (30' provided), Required 50' min. pavement width (23' existing).

#### **NOTIFICATIONS:**

N/A

#### **STAFF RECOMMENDATION:**

Staff recommends APPROVAL of B&R Subdivision, Section Four, subject to Four Conditions of Approval.

#### PROPERTY OWNER/PETITIONER:

<u>Property Owner</u> Charles Wesley Mikeska

Representative

SKG Engineering, Russell Gully

#### **STAFF CONTACT:**

Hillary Bueker, RLA Planning Manager (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us



<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III of the Subdivision Ordinance states that the Planning Commission may "deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission's opinion, the proposal would not be in conformance with the City's Comprehensive Plan and/or with the intent of purpose statements set forth in Chapter 2 of this Ordinance."

The subject property is designated "Commercial" in the City's Comprehensive Plan which intends to "establish transition areas between commercial areas and nearby neighborhoods, and ensure long-term viability of commercial sites." The purpose of the replat is to allow facilitate an expansion of an existing business along Ben Ficklin Road. The proposed plat would allow the property owner to make improvements to the land consistent with the above policy.

The proposed plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly development of the land (Statement C); it will assist in guiding future growth and development and will insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O). The new lot configurations will be consistent with the lots in the surrounding properties.

**<u>Recommendation</u>**: Staff recommends that the Planning Commission **APPROVE** the B&R Subdivision, Section Four, subject to **Four Conditions of Approval**.

- 1. Prior to plat recordation, *per Subdivision Ordinance, Chapter 7.II.A* 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. Prior to plat recordation, a drainage study shall be submitted if the impervious area changes by 5% and development\* of a site exceeds 1 acre. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] \*note development is defined in ordinance as "Any man-made change to improved or unimproved real estate, including, but not limited to, adding buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, clearing, or removing vegetative cover."
- 3. Prior to plat recordation, prepare and submit plans for required improvements to Ben Ficklin Rd. by half the additional increment necessary to comprise the minimum paving width [Land Development and Subdivision Ordinance, Chapter 10] and complete the installation in accordance with the approved version of these plans. For Ben Ficklin Road, the minimum width is 50 feet (in this case, requiring 14 additional feet). Alternatively, submit a financial

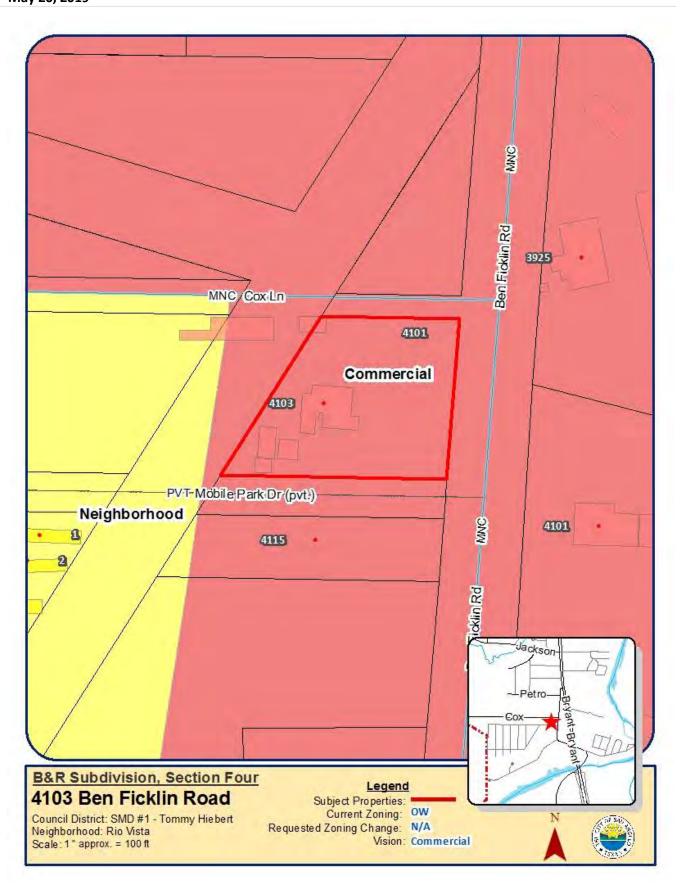
guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].

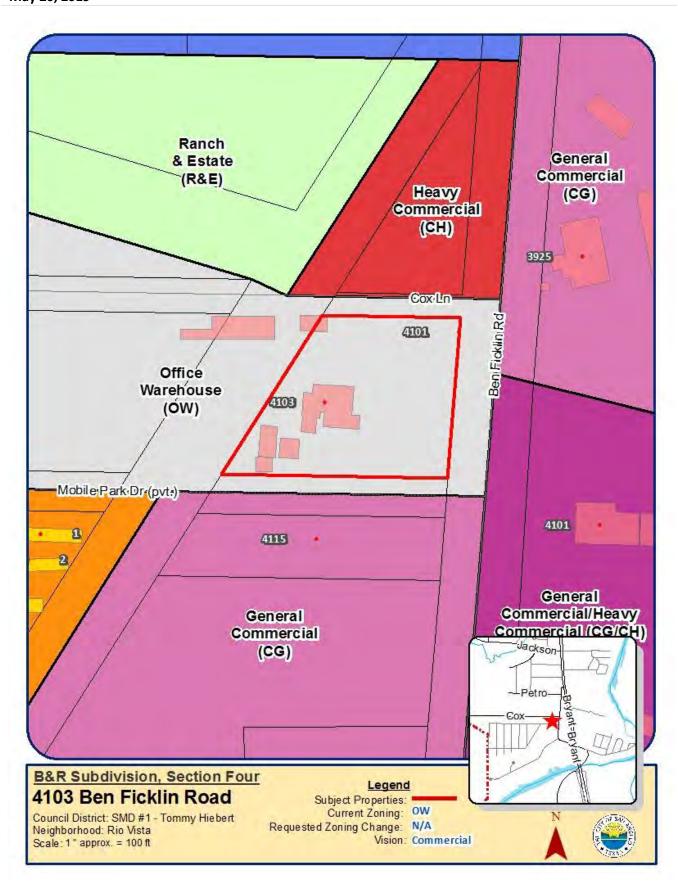
4. Prior to plat recordation, prepare and submit plans for required improvements to Cox Lane by half the additional increment necessary to comprise the minimum paving width [Land Development and Subdivision Ordinance, Chapter 10] and complete the installation in accordance with the approved version of these plans. For Cox Lane, the minimum width is 50 feet (in this case, requiring 13 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].

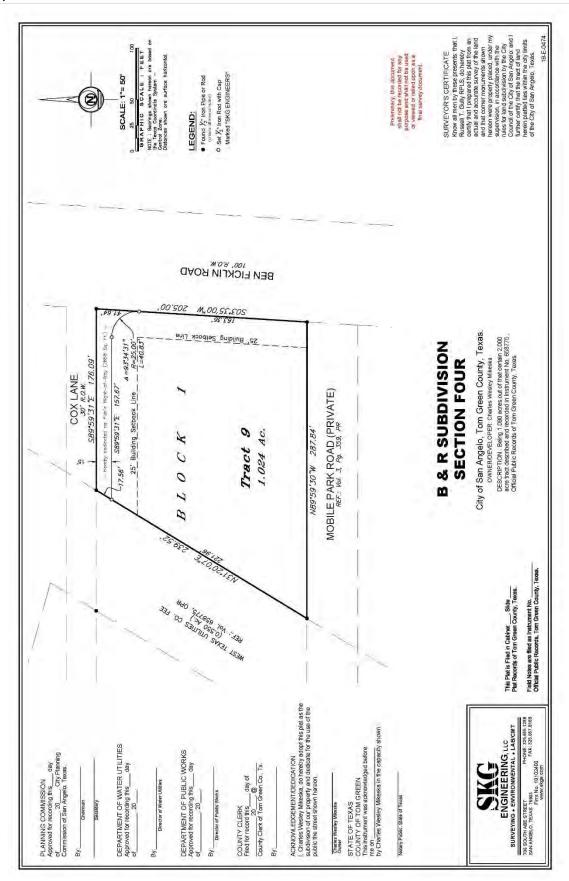
#### <u>Attachments:</u>

Aerial Map
Future Land Use Map
Zoning Map
Proposed Final Plat
Application











# City of San Angelo, Texas - Planning Land Subdivision Application



NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

	ision Name		
Abst: A-0350	S-0175, Survey: H HORNBURG	, 2.0000 ACRES	
		x statement or at <u>www.tomgreencad.com</u> )	
38-00350-000	4-000-00		
Tax ID Number(s	(can be found on property tax statem	nent or at <u>www.tomgreencad.com</u> under Geographic ID,	)
One Authorized	Representative must be selected be	elow. All communications regarding this applicatio	n will be conducted with this individu
Authorized Repre		perty Owner	
Tenant:			
	Name	Phone Number	Email Address
Property Owner:	Charles Wesley Mikeska	(325) 656-7988	wes@prolinerentals.com
	Name	Phone Number	Email Address
Architect/Enginee	r/Design Professional: SKG Engine	ering 325-655-1288	rg@skge.com
	Name	Phone Number	Email Address
Subdivision Type:	Final Plat	Replat - requiring Planning Commission approval	☐ Plat Vacation
	☐ Preliminary Plat ☐	Replat - administratively eligible*	☐ Amended Plat
	all new lots or tracts front onto an	ight-of-way, right-of-way expansion, corner clip dedicat n existing public street right-of-way which is fully improv nains are required to furnish service to the new lots or to detailed drainage plan;	red to City specifications;
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Existing Land							-									
x	Vacant	1.09	<u> </u>		☐ Sir	ngle-Fa	mily Res	sidentia	al			Offic	e			
	Multi-Fa	mily Re	sidential	_			Indus	strial/M	anufactur	ing _		_ 0	Commerci	al/Retail		_
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Date Recorded:

☐ Because of the particular physical surroundings, shape to the owner would result, as distinguished from a mere income.			
The variance will not, in any significant way, vary the pr	rovisions of applicable ordinand	ces.	
owner understands that upon approval of this submitted plat, certai uilding permits issued until such improvements are installed and a City. Furthermore, the owner is aware of all fees and costs involvable to the City regardless of the outcome of this request. Lastly, then seven calendar days, as required by Chapter 7.II of the Subdivisundersigned hereby applies for subdivision plat approval in according that the information contained on this application is true and according to the contained on this application.	accepted by the City or a suital ved in applying for subdivision he owner/representative agree sion Ordinance.	ole performance guara approval and that the to provide recording in licies and regulations	antee is/has been accepte e subdivision processing fe nformation of the plat in wr
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### PLANNING COMMISSION – May 20, 2019 STAFF REPORT



APPLICATION TYPE:	CASE:
Final Plat	Final Plat, Bentwood Country Club Estates, Section 41

#### **SYNOPSIS:**

This is a Final Plat request for Bentwood Country Club Estates, Section 41 creating 15 residential lots. No variances are being sought with this request. However, Lots 14, and 27 -33, Blk. 66 are zoned Single Family Residential (RS-1) and Office Commercial District (CO); while Lots 7-13, Blk. 71 are zoned Office Commercial District (CO) and General Commercial District (CG).

out of C. Berberich Surve Tom Green County, Tex	•			
FLU:	SIZE:			
ZONING: FLU:  RS-1; CO; and CG Neighborhood				
	Neighborhood			

#### THOROUGHFARE PLAN:

Castle Pines Drive – Urban Local Street, Required 50' min. ROW, 36' min. paving width with sidewalk, or 40' min, without sidewalks. Actual 50' ROW, 40' paving width with no sidewalks.

*Pine Valley Street* – Urban Local Street, <u>Required</u> 50' min. ROW, 36' min. paving width with sidewalk, or 40' min, without sidewalks. <u>Actual</u> 60' ROW, 50' paving width with no sidewalks.

Wolf Creek Drive - Minor Collector, Required 60' min. ROW paving width required 50'.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission <u>APPROVE</u> the Final Plat of Bentwood Country Club Estates Section 41, **subject to Eight Conditions of Approval.** 

#### **NOTIFICATIONS:**

Final Plats do not require notification

#### PROPERTY OWNER/PETITIONER:

Property Owner(s):

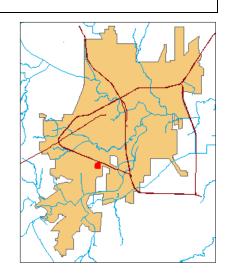
Stonewall Ranches

Aaent:

Russell Gully, SKG Engineering

#### **STAFF CONTACT:**

Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us



<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III.A.3(c)(3) of the Subdivision Ordinance states that the Planning Commission may "deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission's opinion, the proposal would not be in conformance with the City's Comprehensive Plan and/or with the intent of purpose statements set forth in <u>Chapter 2</u> of this Ordinance."

The proposed final plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for "the orderly, safe, and efficient development of the City" (Statement C); "streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation" (Statement D); and "will assist in guiding the future growth and development of the City in accordance with City plans and requirements" (Statement E). As indicated, the existing streets Pine Valley Street and Castle Pines Street have sufficient right-of-ways of 60 feet and 50 feet, and paving widths of 50 feet and 40 feet respectively.

The construction of a portion of Wolf Creek Drive which is intended to be a Minor Collector in the City of San Angelo's Thoroughfare Plan is included with this plat. This collector will carry the residents along the edge of the subdivisions in the area to the commercial area along Loop 306 and then on to Loop 306. With its intended use sidewalks are integral to the safety and security of the local residents. Putting sidewalks along Wolf Creek Drive is the last chance for this area to provide for pedestrian and bicycle movement from the subdivision areas south of Loop 306 north to the commercial area. North Bentwood Dr. on the left side of the subdivisions has already been built without sidewalks. It functions well as a Minor Collector to the Loop 306 service road but it is not a good pedestrian path to that same area. Right now there are no Pedestrian friendly travel paths to the service road commercial area that will develop in the future.

#### **Recommendations**:

Staff recommends that the Planning Commission <u>APPROVE</u> the Final Plat of Bentwood County Club Estates, Section 41, subject to the following Eight Conditions of Approval:

- 1. Per Subdivision Ordinance, Chapter 7.II.A, 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. Prior to plat recordation, submit evaluation of the downstream sewer lift station to verify that the added flow of this subdivision will not require infrastructure improvements.
- 3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance, Chapter 11.I.A] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].

- 4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Castle Pines Dr., meeting the requirements for an "urban" Local Street with a minimum 40' of pavement, standard curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Wolf Creek Drive, meeting the requirements for an "Urban" minor collector with a minimum 50' of pavement, standard curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 6. Prior to plat recordation, prepare and submit plans for approval of a sidewalk along the east property lines of Lot 13, Blk. 71 and Lots 33 and 14, Blk. 66, the west side of Wolf Creek Drive an "Urban" minor collector. Wolf Creek Drive is intended to be a high-speed and high-volume minor collector where walking in the street is more dangerous. As such, sidewalks are warranted.
- 7. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].
- Fire hydrants shall be provided so no portion of the residential lots are more than 600 feet from the nearest fire hydrant as measured along an approved route.
   2019 International Fire Code Section 507

#### **Attachments:**

Photographs
Aerial Map
Future Land Use Map
Zoning Map
Proposed plat of Section 41

# PLANNING COMMISSION Staff Report – Final Plat Bentwood Country Club Estates Section 41 May 20, 2019



Site along Castle Pines showing the extension area of Blk. 71



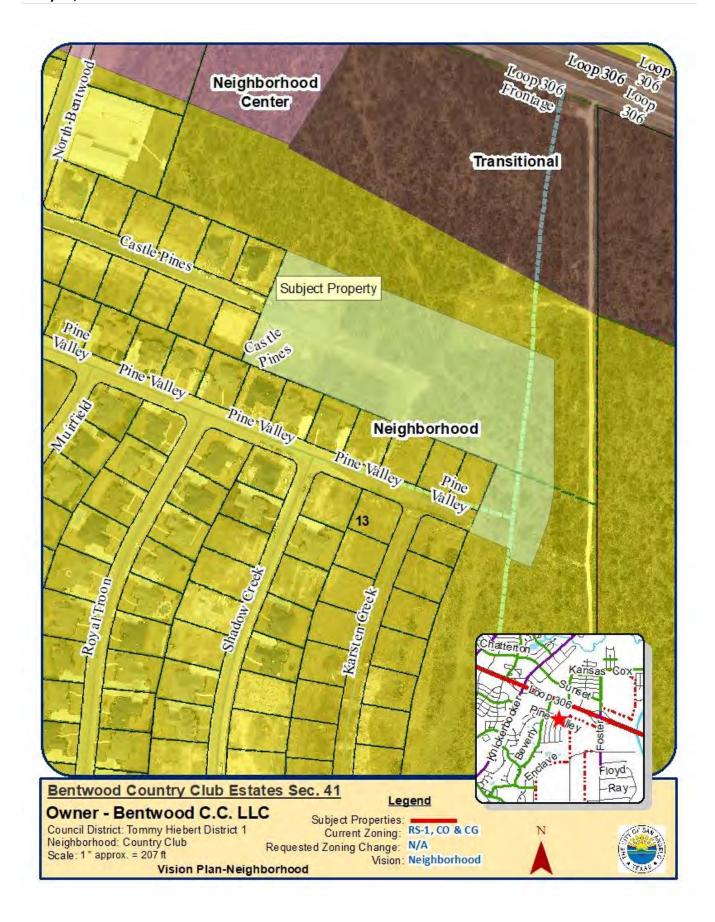


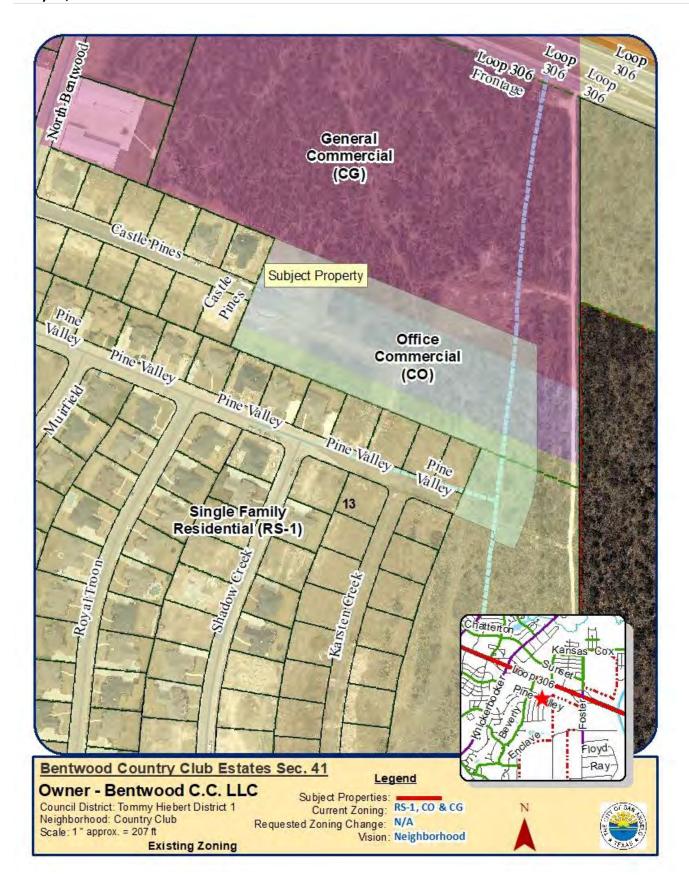




Commercial zoning just north of Bentwood Country Club Estates Section 41









# City of San Angelo, Texas - Planning

# **Land Subdivision Application**



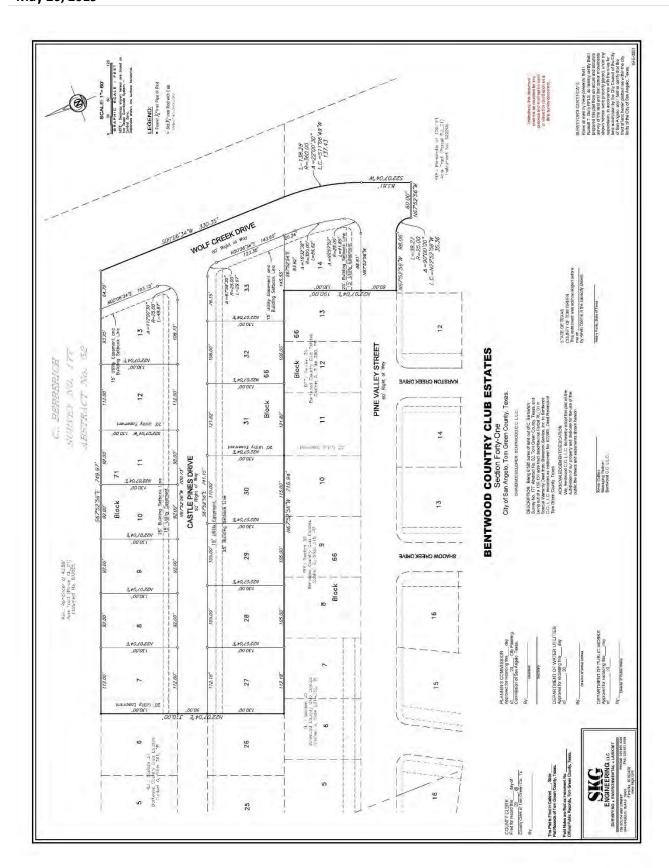
NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

i repecca caparrie	ion Name		
Abst: A-0052 S-	0177, Survey: C BERBERICI	H	
Current Legal Desc	ription (can be found on property t	ax statement or at www.tomgreencad.com)	
38-04210-0001-	000-00; 38-00052-0011-000-	00	
Tax ID Number(s) (	can be found on property tax state	ment or at <u>www.tomgreencad.com</u> under Geographic IE	0)
One Authorized Re Authorized Represe		below. All communications regarding this application operty Owner   Contractor   Engineer	on will be conducted with this individ
Tenant:		-providence - Engineer	
renant.	Name	Phone Number	Email Address
Property Owner:	Bentwood C.C. L.L.C.	325-374-7023	bentwoodtennis@cs.com
Toperty Owner.	Name	Phone Number	Email Address
Architect/Engineer/F	Design Professional: SKG Engin	eering 325-655-1288	rg@skge.com
morniose 21 Giniosii 2	Name	Phone Number	Email Address
Subdivision Type:	Final Plat	Replat - requiring Planning Commission approval	☐ Plat Vacation
		Replat - administratively eligible*	☐ Amended Plat
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#### Section 4, continued

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## PLANNING COMMISSION – May 20, 2019 STAFF REPORT



APPLICATION TYPE:	CASE:
Final Plat	Final Plat, Bentwood Country Club Estates, Section 42

#### **SYNOPSIS:**

This is a Final Plat request for Bentwood Country Club Estates, Section 42 creating 24 residential lots. A variance is being sought by the applicant based on the condition for sidewalk construction along Wolf Creek Dr. a Minor Collector. (Chp. 9, Section V) Lots 13 - 23, Blk. 69 are included as are Lots 1-10, Blk. 70 and lot 14, Blk.66, lot 14 Blk 64 and lot 1 Blk 71 are all contained within the plat for Section 42. The zoning for this area is Single Family Residential (RS-1).

LOCATION:	LEGAL DESCRIPTION:		
Generally located east of the intersections of North Bentwood Drive and Pine Valley Street and Castle Pines Drive.	Being 9.777 acres of land ou No. 52, City of San Angelo, 1	•	o. 177, Abstract
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
District #1 – Tommy Hiebert Country Club Neighborhood	Single Family – 1 (RS-1)	Neighborhood	9.777 acres

#### **THOROUGHFARE PLAN:**

*Crystal Point Drive* – Urban Local Street, Required 50' min. ROW, 36' min. paving width with sidewalk, or 40' min, without sidewalks. Actual 50' ROW, 40' paving width with no sidewalks.

**Pine Valley Street** – Urban Local Street, Required 50' min. ROW, 36' min. paving width with sidewalk, or 40' min, without sidewalks. Actual 60' ROW, 50' paving width with no sidewalks.

Wolf Creek Drive - Urban Minor Collector, Required 60' min. ROW, paving width required 50'.

#### **NOTIFICATIONS::**

Final Plats do not require notification

#### STAFF RECOMMENDATION

Staff recommends that the Planning Commission <u>APPROVE</u> the Final Plat of Bentwood Country Club Estates Section 42, and <u>DENY</u> the variance request from Chapter 9.V of the Land Development and Subdivision Ordinance, <u>subject to eight Conditions of Approval.</u>

#### **PROPERTY OWNER/PETITIONER:**

*Property Owner(s):* 

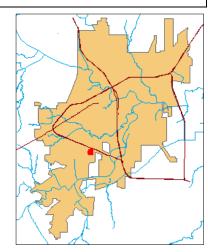
Bentwood C.C.L.L.C.

Agent:

Russell Gully, SKG Engineering

#### **STAFF CONTACT:**

Sherry Bailey
Principal Planner
(325) 657-4210, Extension 1546
<a href="mailto:sherry.bailey@cosatx.us">sherry.bailey@cosatx.us</a>



<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III.A.3(c)(3) of the Subdivision Ordinance states that the Planning Commission may "deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission's opinion, the proposal would not be in conformance with the City's Comprehensive Plan and/or with the intent of purpose statements set forth in <u>Chapter 2</u> of this Ordinance."

The proposed final plat will conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for "the orderly, safe, and efficient development of the City" (Statement C); "streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation" (Statement D); and "will assist in guiding the future growth and development of the City in accordance with City plans and requirements" (Statement E). As indicated, the existing streets Pine Valley Street and Crystal Point Street have sufficient right-of-ways of 60 feet and 50 feet, and paving widths of 50 feet and 40 feet respectively.

The construction of a portion of Wolf Creek Drive which is intended to be a Minor Collector in the City of San Angelo's Thoroughfare Plan is included with this plat. This collector will carry the residents along the edge of the subdivisions in the area to the commercial area along Loop 306 and then on to Loop 306. With its intended use, sidewalks are integral to the safety and security of the local residents. Putting sidewalks along Wolf Creek Drive is the last chance for this area to provide for pedestrian movement from the subdivision areas south of Loop 306 north to the commercial area. North Bentwood Drive has already been built without sidewalks. It functions well as a Minor Collector to the Loop 306 service road but it is not a good pedestrian path to that same area. Right now there are no pedestrian friendly travel paths to the service road commercial area that will develop in the future. In the applicant's statements requesting the variance he stated that this area is not associated with a school route plan and there is not, at present, major shopping areas or recreational sites to justify the City's request. He is correct, however that is because this is a new area, just undergoing development, and not anywhere close to build out in either the residential or commercial property along Loop 306. Once the area is built out the need will be apparent, but if sidewalks are not required now we will have missed any chance to have them in this entire area. The second point the applicant makes is that there are no streets requiring sidewalks within .06 miles of this area. The applicant makes our case for us...there are no sidewalks anywhere near this residential area and having them along the minor collector is the type of area most everyone agrees make sense for sidewalk placement. The needs of future residents of this area need to be considered when a whole new area is being opened to development.

<u>Variance</u>: As indicated above, the applicant has submitted a variance from Section 9.V Sidewalks. In accordance with Chapter 1, Section IV.A, the Planning Commission <u>shall not approve</u> a variance unless the request meets the four criteria below based upon the evidence that is presented:

# 1. <u>The granting of the variance will not be detrimental to the public safety, health or welfare,</u> or be injurious to other property.

The applicant believes that granting these variance requests would not be detrimental to the public safety, health or welfare, or be injurious to other property "as this area is not associated with a school route plan and there are not major shopping areas or recreation sites present to

justify the City's requirement for the construction of a sidewalk. Heavy pedestrian traffic is not expected." This is a new subdivision area with a large developing commercial area adjacent to the subdivision to the north. The sidewalks that staff is recommending will be the only pedestrian safe approach to this commercial area in the coming years. If they are not secured now, the City will have lost the chance to provide safe pedestrian connections to surrounding areas.

2. The conditions upon which the request for a Variance is based are unique to the property for which the Variance is sought and are not applicable generally to other property.

The applicant has stated that "this area is not associated with a school route plan and there are not major shopping areas or recreation sites present to justify the City's requirement for the construction of a sidewalk." The applicant is correct in that at this very moment because this is a new developing area the major shopping area and recreation sites are not developed. However, this is a major collector which will gather traffic from the developing area and failing to provide for pedestrian pathways is not good planning and does not provide for pedestrian safety as this area develops.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

The applicant indicated "there are no existing street sidewalks within 0.6 miles of the subject property. Prior comments also apply." The applicant is making the City's case for us in that having not required sidewalk's in the past on the local streets makes requiring sidewalks on the minor collector all the more important. There are no physical or topographical conditions that would warrant a variance for sidewalks anything more than a mere inconvenience.

4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.

The applicant believes that "this area is not associated with a school plan and there are no major shopping areas or recreation sites present to justify the City's requirement for the construction of a sidewalk the variance will not, in any significant way, vary the provisions of applicable ordinances. The proposed street width is greater than 36 feet." However, since Wolf Creek Dr. is a **Minor Collector** with traffic speeds of 35 to 45mph pedestrian traffic within the street is dangerous and sidewalks become necessary for safety reasons.

#### **Recommendations:**

Staff recommends that the Planning Commission <u>APPROVE</u> the Final Plat of Bentwood County Club Estates, Section 42, and <u>DENY</u> the variance request from Chapter 9.V of the Land Development and Subdivision Ordinance, <u>subject to the following eight Conditions of Approval</u>:

1. Per Subdivision Ordinance, Chapter 7.II.A, 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.

# PLANNING COMMISSION Staff Report – Final Plat Bentwood Country Club Estates Section 42 May 20, 2019

- 2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Wolf Creek Drive, meeting the requirements for an "urban" collector with a minimum 50' of pavement, curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 3. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Pine Valley Street, meeting the requirements for an "urban" collector with a minimum 50' of pavement, curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the required construction of Crystal Point Drive, meeting the requirements for an "urban" local road with a minimum 40' of pavement, curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 5. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance, Chapter 11.I.A] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].
- 6. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].

- 7. Prior to plat recordation, submit evaluation of the lift station to ensure that the downstream infrastructure is adequately sized for the additional flow.
- 8. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is **anticipated** [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Sidewalks will be required along the west right-of-way for Wolf Creek Dr. This sidewalk shall be located and built to City specifications at the time of street construction.

#### **Attachments:**

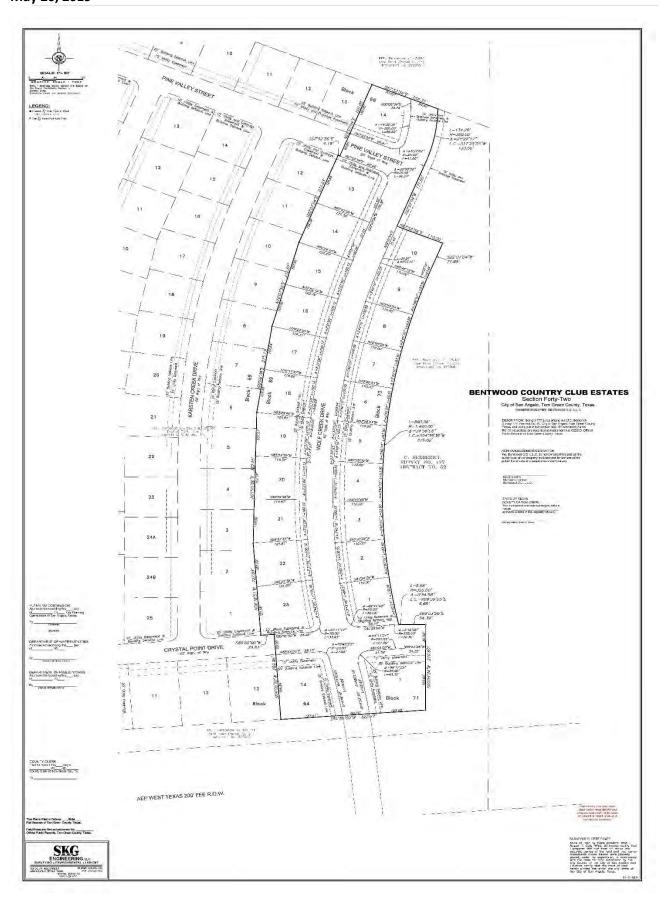
Aerial Map Future Land Use Map Zoning Map Bentwood CCE, Sec. 42 Final Plat

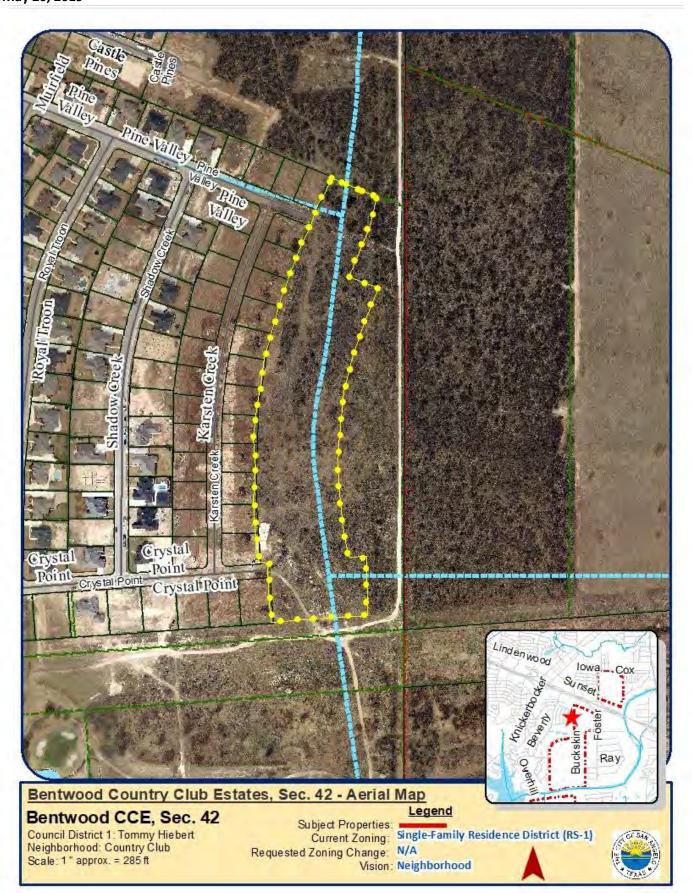


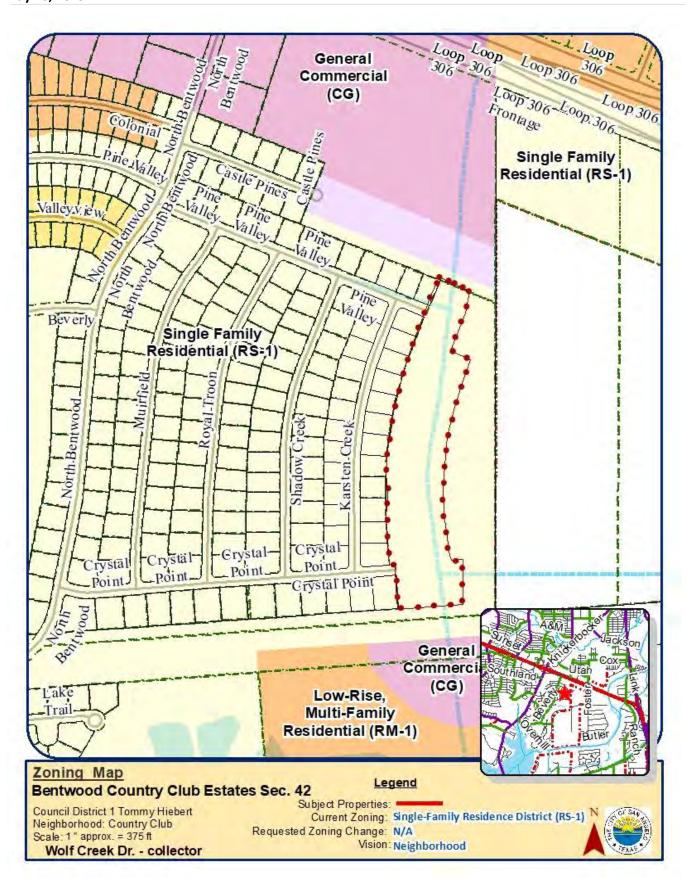
Pine Valley Street to be extended

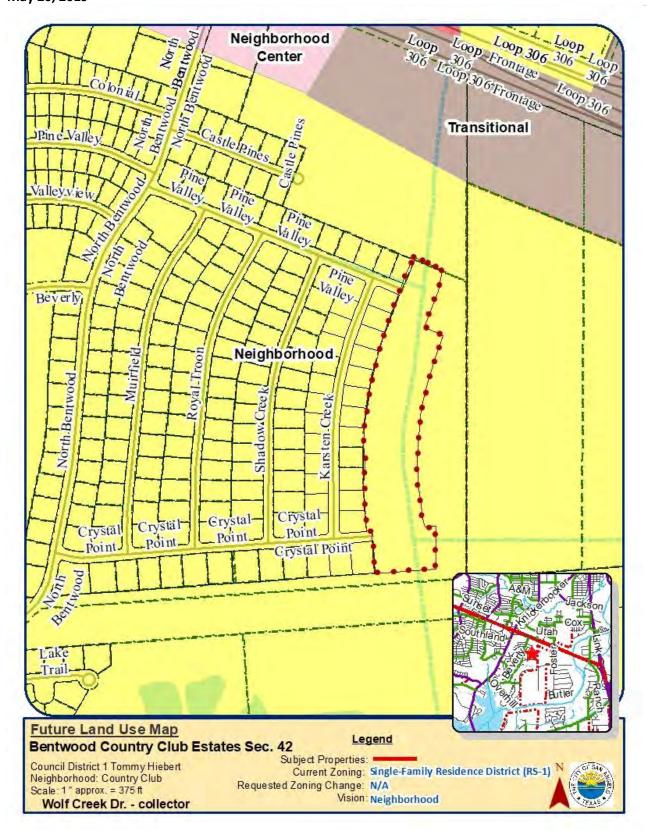


Crystal Point Dr. area











## City of San Angelo, Texas - Planning Land Subdivision Application



NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

	COUNTRY CLUB ESTATES, SE sion Name						
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38-04210-0001	1-000-00; 38-00052-0011-000-	00					
Tax ID Number(s)	(can be found on property tax state	ment or at www.tomgre	encad.com under Geo	graphic ID)			
One Authorized I	Representative must be selected b	nelow All communic	ations regarding this	application will	he conducted with this individua		
Authorized Repres				ngineer	oc domadica with this mannada		
Tenant:							
	Name	2,700	e Number		Email Address		
Property Owner:	Bentwood C.C. L.L.C.		374-7023		bentwoodtennis@cs.com		
		Name Phone Number		Email Address			
Architect/Engineer	/Design Professional: SKG Engin	eering	325-655-1288	For SECOND	rg@skge.com		
	Name		Phone	Number	Email Address		
Subdivision Type:	Final Plat	Replat - requiring P	lanning Commission a	proval $\square$	Plat Vacation		
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# PLANNING COMMISSION Staff Report – Final Plat Bentwood Country Club Estates Section 42 May 20, 2019

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ir yes, r	now many suc	ictures exist?			vvna	type or s	iructures t	exist curre	TILLY !		
	s for this applic	eation being re the following in	nformation:								
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	variance requ										
	which of the fo							ach item a	pplies to this	request. Att	ach additional she
■ The	granting of th	e variance wi	Il not be det	rimental to	the publi	c safety, I	nealth or v	velfare, or	be injurious to	o other prope	erty.
											recreation site
	sent to just	ify the City	's require	ement fo	or the co	onstruc	tion of a	sidewa	alk. Heav	y pedestr	ian traffic is no
pres											
-	ected.										
expe	ected.			or a variar	nce is bas	ed are ur	ique to th	e propert	y for which the	e variance is	s sought and are
expe The applicab	ected. e conditions u	other proper	ty.								s sought and are recreation site

# PLANNING COMMISSION Staff Report – Final Plat Bentwood Country Club Estates Section 42 May 20, 2019

#### Section 4, continued

			hese regulations is car	rried out.
There are no existing street sid	dewalks within 0.6 mile	es of the subject property		
Prior comments also apply.				
· ·	44 - 7 - 7 - 7 - 7	V		
■ The variance will not, in any sign				Constitution and
As this area is not associated v		CONTRACTOR AND		
present to justify the City's requ				
way, vary the provisions of app	olicable ordinances. Tr	ne proposed street width i	s greater than 36 f	eet.
The owner understands that upon approval of the or building permits issued until such improvement the City. Furthermore, the owner is aware of a payable to the City regardless of the outcome or within seven calendar days, as required by Cha.  The undersigned hereby applies for subdivision certifies that the information contained on this a Owner's Signature.  Representative's Signature.	ents are installed and according to the sand costs involved this request. Lastly, the opter 7.11 of the Subdivision plat approval in according the sand to the san	epted by the City or a suitable in applying for subdivision a owner/representative agree to n Ordinance.	e performance guarant pproval and that the so provide recording info ies and regulations of	tee is/has been accepted by subdivision processing fee is ormation of the plat in writing
		Dute		
FOR OFFICE USE ONLY:				
Submitted to front desk:	Deemed preliminary co	omplete: Date	Time	Initials
Received by Development Services Technician	for completeness review:			
		Date	Time	Initials
Completeness review passed?	Date	□ No		
If yes, when was application scheduled for	starr review, ir applicable	Date	Initials	
If no, when was rejection & list of deficience	cies (attach copy) sent to	Authorized Representative?		
			Date	Initials
Resubmittal received by Development	t Services Technician for o	completeness review:	Date	Initials
Completeness review passed	d? (Note: If resubmittal	still incomplete after a secon		
Representative.)				
_	□ No			
☐ Yes	Oate No	Date		
☐ Yes		Date Case Number	No	tes
☐ Yes	Date		No	tes
YesE Approvals required for this application:	Date		No	tes
Yes	Date		No	tes
☐ Yes  Approvals required for this application:  Administrative Approval  Planning Commission	Date		No	tes

### PLANNING COMMISSION – MAY 20, 2019 STAFF REPORT



APPLICATION TYPE:	CASE:
Final Plat	Duran Subdivision Section One

#### **SYNOPSIS:**

This is an application to plat a portion of surveyed land into 5 lots located in east central San Angelo. The applicant has also applied for two variances from Chapter 10.III.A.2 of the *Land Development and Subdivision Ordinance* to allow the pavement width of Era Street and Woodruff Street to remain 36 feet in lieu of the required 50'. No unusual physical features are associated with the property, the site is relatively flat with no existing structures, and has frontage along Era Street and Woodruff Street. The lots comply with the minimum lot area, lot frontage, and lot depth of the RS-1 Zoning District.

LOCATION:	LEGAL DESCRIPTION:
Era Street & Woodruff Street	Abst: A-1757 S-0165, Survey: H OELKERS

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Belaire Neighborhood	Single Family Residential (RS-1)	Neighborhood	1.32 acres

#### THOROUGHFARE PLAN:

<u>Era Street</u> – Urban Minor Collector Street, Required 60' min. ROW (80' provided), Required 50' min. pavement width (36' existing).

<u>Woodruff Street</u> – Urban Minor Collector Street, Required 60' min. ROW (64' provided), Required 50' min. pavement width (36' existing).

#### **NOTIFICATIONS:**

N/A

#### **STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of Duran Subdivision Section One, and **APPROVAL** of two variances from Chapter 10.III.A.2; subject to **Six Conditions of Approval**.

#### PROPERTY OWNER/PETITIONER:

Property Owner

Juan & Norma Duran

Representative

Carter-Fentress Engineering,

Erica Carter

#### **STAFF CONTACT:**

Hillary Bueker Planning Manager (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us



<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III of the Subdivision Ordinance states that the Planning Commission may "deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission's opinion, the proposal would not be in conformance with the City's Comprehensive Plan and/or with the intent of purpose statements set forth in Chapter 2 of this Ordinance."

The subject property is designated "Neighborhood" in the City's Comprehensive Plan which intends to "promote vibrant and viable neighborhoods and improve relationship between adjacent commercial and residential land use adjacencies." With the proposed plat, 5 new lot would be created within the existing RS-1 zoning, which would allow the addition of new single family homes. This addition would fit into the adjacent residential neighborhood and allow for a continuation of the existing development pattern. The proposed plat, if approved, would allow the property owners to make improvements to their land consistent with the above policy.

The proposed plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly development of the land (Statement C) and will insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O). The new lot configurations will be consistent with the lots in the surrounding RS-1 zoning district.

<u>Variance</u>: As indicated above, the applicant has submitted two variances from Chapter 10.III.A.2 of the Subdivision Ordinance to allow the pavement width of Era Street and Woodruff Street to remain 30 feet in lieu of the required 50'. In accordance with Chapter 1, Section IV.A, the Planning Commission <u>shall not approve</u> a variance unless the request meets the four criteria below based upon the evidence that is presented:

# 1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.

The applicant believes that granting these variance requests would not be detrimental to the public safety, health or welfare, or be injurious to other property as the frontage along Era Street and Woodruff Street will continue functions in its current condition. Engineering Services and the Planning Division support the variance from any the additional improvements to Era Street and Woodruff Street. All of the adjacent properties are fully developed and this area currently functions with its current construction.

# 2. The conditions upon which the request for a Variance is based are unique to the property for which the Variance is sought and are not applicable generally to other property.

The applicant has stated that the conditions upon which this request for variances are based are not generally applicable to other property as this is an existing developed area and this is a small in-fill project. As indicated above, Engineering Services and the Planning Division support the variance from any street improvements along this portion of Era Street and Woodruff Street as these segments lie within an existing developed area.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

The applicant believes due to the physical surroundings including the presence of the existing street and utilities, a particular hardship to the owners would result. City staff believes the existing street width and configuration along Era Street and Woodruff Street will service the surrounding area satisfactorily. Based on traffic counts in 2008, Woodruff Street services a similar number of trips to other local roads in the area, where Era Street serves almost 3 times the number of trips.

4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.

The applicant believes approval of this variance would not, in any significant way, vary the provisions of the applicable ordinances as Era Street and Woodruff Street function in their present state. Planning and Engineering agree that the existing streets are currently sufficient and pose no safety risks to the public. This plat will not drastically increase the development or add new street traffic along Era Street and Woodruff Street.

**Recommendation:** Staff recommends that the Planning Commission **APPROVE** of Duran Subdivision Section One, and **APPROVE** two variances from Chapter 10.III.A.2 of the *Land Development and Subdivision Ordinance*; subject to **Six Conditions of Approval**.

- 1. Prior to plat recordation, per Subdivision Ordinance, Chapter 7.II.A., provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
- 2. Prior to plat recordation, a drainage study shall be submitted. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]
- 3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].
- 4. Prior to plat recordation, install necessary water service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
- 5. Prior to plat recordation, prepare and submit plans for required improvements to Woodruff St by half the additional increment necessary to comprise the minimum paving widths [Land Development and Subdivision Ordinance, Chapter 10] and complete the installation in

#### PLANNING COMMISSION STAFF REPORT – FINAL PLAT DURAN SUBDIVISION SECTION ONE MAY 20, 2019

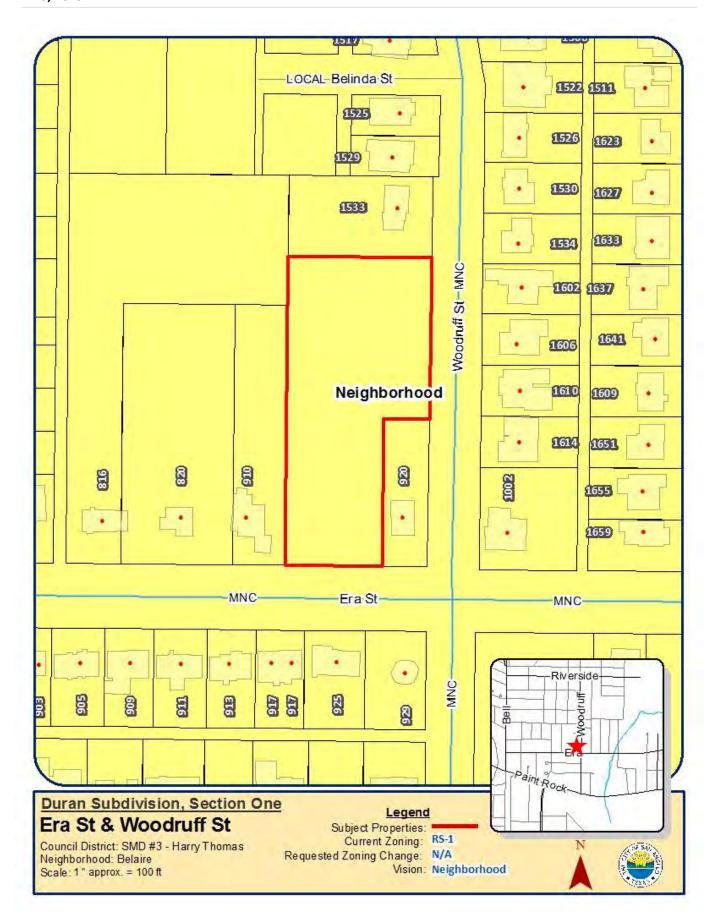
accordance with the approved version of these plans. For Woodruff St., the minimum width is 50 feet (in this case, requiring 7 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

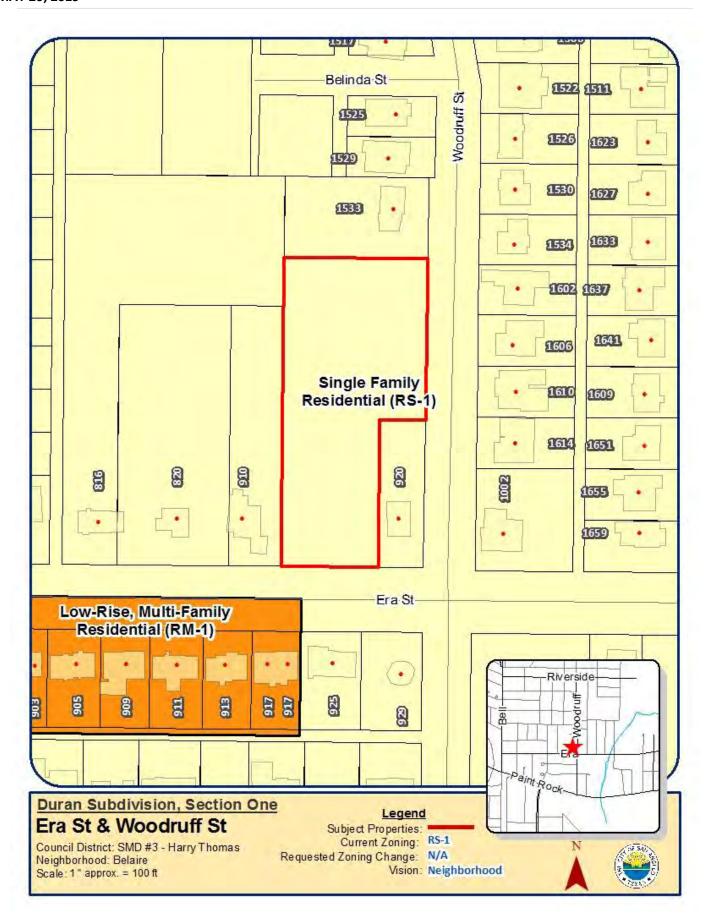
6. Prior to plat recordation, prepare and submit plans for required improvements to Era Street by half the additional increment necessary to comprise the minimum paving widths [Land Development and Subdivision Ordinance, Chapter 10] and complete the installation in accordance with the approved version of these plans. For Era Street, the minimum width is 50 feet (in this case, requiring 7.5 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

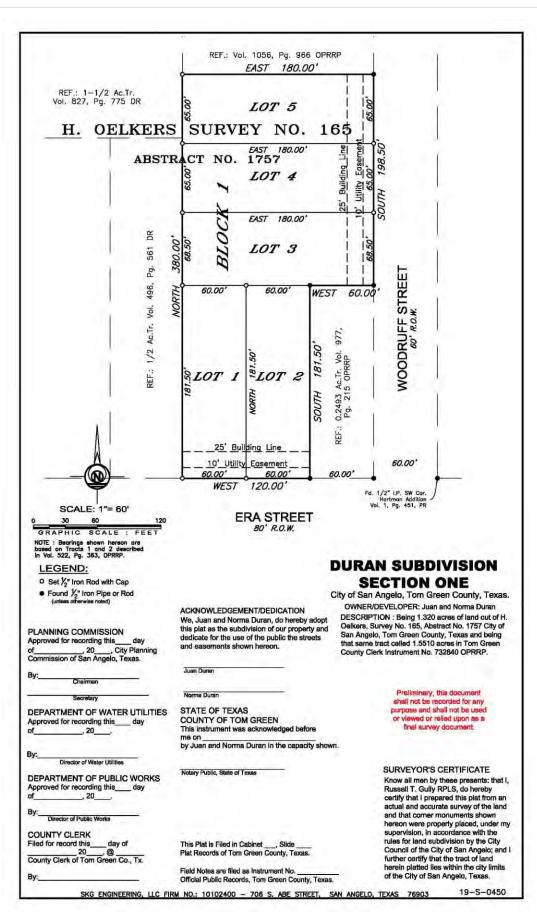
#### **Attachments:**

Aerial Map Future Land Use Map Zoning Map Proposed Final Plat Application











### City of San Angelo, Texas - Planning Land Subdivision Application



NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

	sion Name		
Abst: A-1757 S	-0165, Survey: H OELKERS	, 1.5510 ACRES	
Current Legal Des	cription (can be found on property	tax statement or at www.tomgreencad.com)	-
38-01757-0031	-000-00		
Tax ID Number(s)	(can be found on property tax stat	ement or at <u>www.tomgreencad.com</u> under Geographic ID	9)
One Authorized F	Representative must be selected	below. All communications regarding this application	on will be conducted with this individua
Authorized Repres	entative:	Property Owner	
Tenant:	News	Discontinuos Nacional	Form Addison
	Name	Phone Number	Email Address
Property Owner:	Juan and Norma Duran Name	Dhana Niverbay	Face 3 Address
	1, 4, 21, 17, 21	Phone Number	Email Address
Architect/Engineer.	Design Professional: Carter-Fen	tress Engineering 325-215-4332 Phone Number	ecarter@fentresseng.com Email Address
	= /		
Subdivision Type:	Final Plat	Replat - requiring Planning Commission approval	☐ Plat Vacation
	☐ Preliminary Plat	Replat - administratively eligible*	☐ Amended Plat
	ed for hearing by Planning Commi	roval, please note that <b>all of the following criteria</b> must lession according to the adopted COSA submittal schedule.	
	■ includes no more than four ne	w lots or tracts;	
	<ul> <li>no dedication of land (including</li> </ul>	g right-of-way, right-of-way expansion, corner clip dedicat	tion, etc) is required;
	■ all new lots or tracts front onto	an existing public street right-of-way which is fully improv	ved to City specifications;
	no extension of water or sewe	r mains are required to furnish service to the new lots or t	tracts;
	■ there is an absence of need for	or a detailed drainage plan;	
	<ul> <li>existing easement(s) for utilities without the formalized release</li> </ul>	es are not removed or realigned without the express writte of said easement(s); and,	en permission from each utility service, or
	■ in the case of replats requiring	notification, no written opposition is received before the o	close of the public hearing.
	ty & Easement Informatio	n	
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	☐ City - utilizing existing service	Existing size?Please specify:	
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Vater:	☐ City - utilizing existing service☐ Other	Proposed size? 4"	
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Vater:	□ City - utilizing existing service     □ Other     □ City - requesting new services     □ City - utilizing existing service	Please specify:  Proposed size?  Existing size?	
Vater: Sewer:	☐ City - utilizing existing service ☐ Other ☐ City - requesting new services ☐ City - utilizing existing service ☐ Other ☐ Septic System	Please specify:  Proposed size?  Existing size?  Please specify:  Please specify:	

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	ng:																	
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e owner understands that upon approuilding permits issued until such in City. Furthermore, the owner is a	nprovements are installed and acc ware of all fees and costs involved	cepted by the City or a su d in applying for subdivis	uitable performance gua sion approval and that the	arantee is/has been accept he subdivision processing
able to the City regardless of the or nin seven calendar days, as require	utcome of this request. Lastly, the	owner/representative ag		
undersigned hereby applies for su				s of the City of San Angel
ifies that the information contained	on this application is true and accu	urate to the best of my ki	nowledge.	
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Completeness review Representative.)  Yes rovals required for this application:  Administrative Approval		Date	second review, schedul	Notes
Completeness review Representative.)  Yes rovals required for this application:	Date  Approval Date	Date	second review, schedul	Notes

### PLANNING COMMISSION –May 20, 2019 STAFF REPORT



APPLICATION TYPE:	CASE:
Replat	2 <sup>nd</sup> Replat of Lots 26-27B, Block 3, Poulter's Highland Acres Addition

#### **SYNOPSIS:**

This is an application to replat 2 previously platted lots into one lot located in the west central San Angelo. This property has no existing buildings and frontage along Arden Road and West Houston Harte Expressway. The lots comply with the minimum lot standards of the R&E and CG/CH Zoning Districts.

LOCATION:	LEGAL DESCRIPTION:		
3950 Arden Road	Being 3.26 acres out of Lots 26, and 27B, B Addition, City of San Angelo, Tom Green Co		nd Acres
CAA DICTRICT / NICICURORUGOD.			
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:

#### **THOROUGHFARE PLAN:**

West Houston Harte Expressway – TXDOT Right-of-way

**Arden Road** - TXDOT Right-of-way

#### **NOTIFICATIONS:**

6 Notifications were mailed out on May 1, 2019. Zero received in support and Zero in opposition.

#### **STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Replat of Lots 26-27B, Block 3, Poulter's Highland Acres subject to **Five Conditions of Approval**.

#### PROPERTY OWNER/PETITIONER:

**Property Owner** 

Jim Bass Ford, Inc., John Bass

Representative

Carter-Fentress Engineering,

Erica Carter

#### **STAFF CONTACT:**

Hillary Bueker, RLA Planning Manager (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us



<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III of the Subdivision Ordinance states that the Planning Commission may "deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission's opinion, the proposal would not be in conformance with the City's Comprehensive Plan and/or with the intent of purpose statements set forth in Chapter 2 of this Ordinance."

The northern portion of the subject property is designated "Rural" in the City's Comprehensive Plan which intends to "preserve rural character in certain places and promote vibrant and viable neighborhoods." With the proposed plat, the existing open hill allows a transitional use from the rural neighborhood to the adjacent commercial. The southern portion of the subject property is designated "Commercial" in the City's Comprehensive Plan which intends to "establish transition areas between commercial areas and nearby neighborhoods, and ensure long-term viability of commercial sites." The purpose of the replat is to allow facilitate an expansion of a long tenured existing business along Arden Road. The proposed plat would allow the property owner to make improvements to the land consistent with the above policy.

The proposed plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly development of the land (Statement C); it will assist in guiding future growth and development and will insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O). The new lot configurations will be consistent with the lots in the surrounding properties.

**<u>Recommendation</u>**: Staff recommends that the Planning Commission **APPROVE** the Replat of Lots 26-27B, Block 3, Poulter's Highland Acres, subject to **Five Conditions of Approval**.

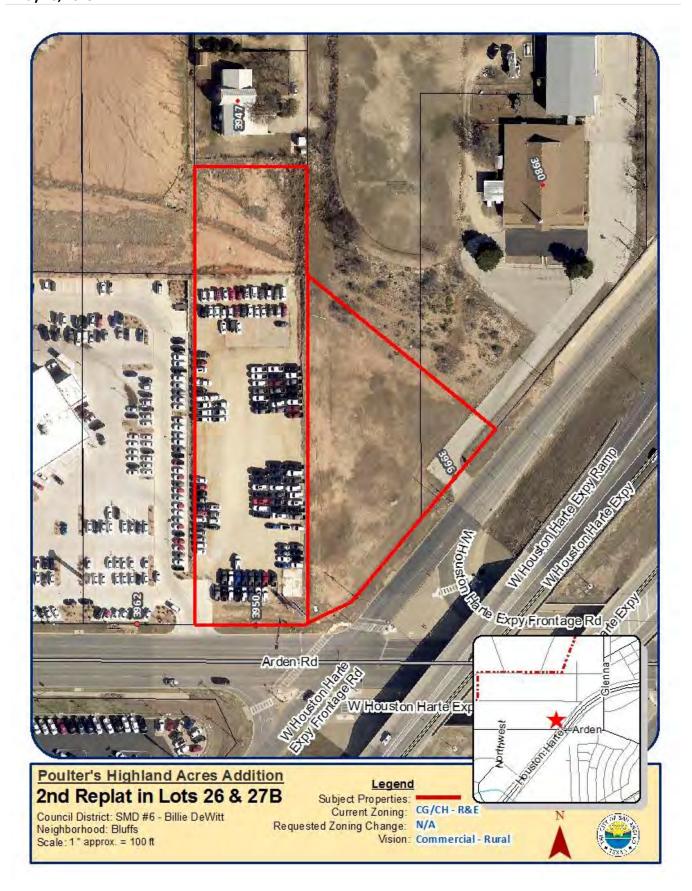
- 1. Prior to plat recordation, *per Subdivision Ordinance, Chapter 7.II.A* provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision.
- 2. Prior to permit issuance, a drainage study shall be submitted if the impervious area changes by 5% and development\* of a site exceeds 1 acre. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] \*note development is defined in ordinance as "Any man-made change to improved or unimproved real estate, including, but not limited to, adding buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, clearing, or removing vegetative cover."
- 3. Prior to permit issuance, install necessary water and wastewater service lines to each new lot.

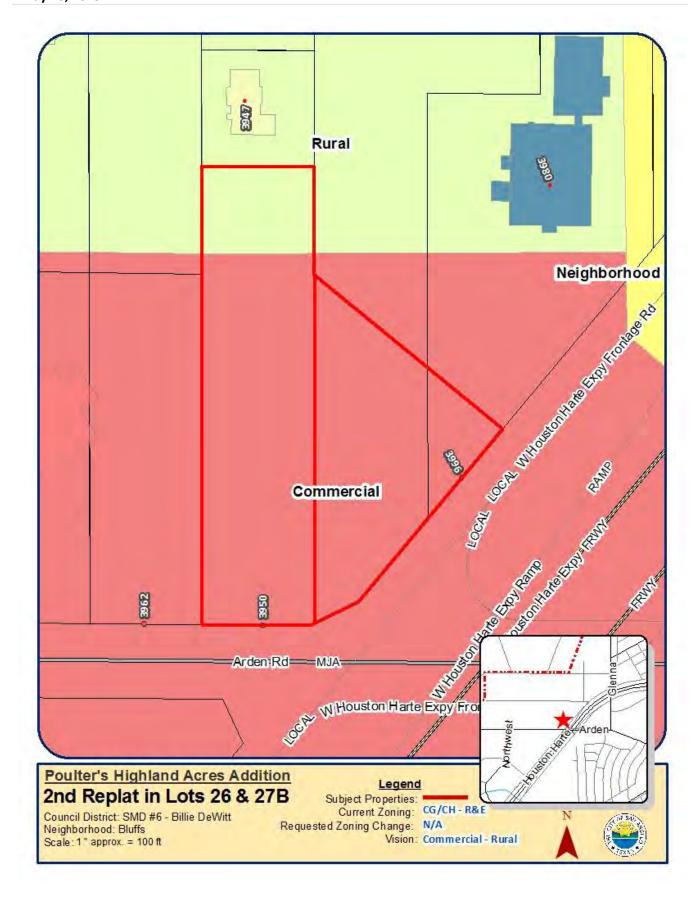
[Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]

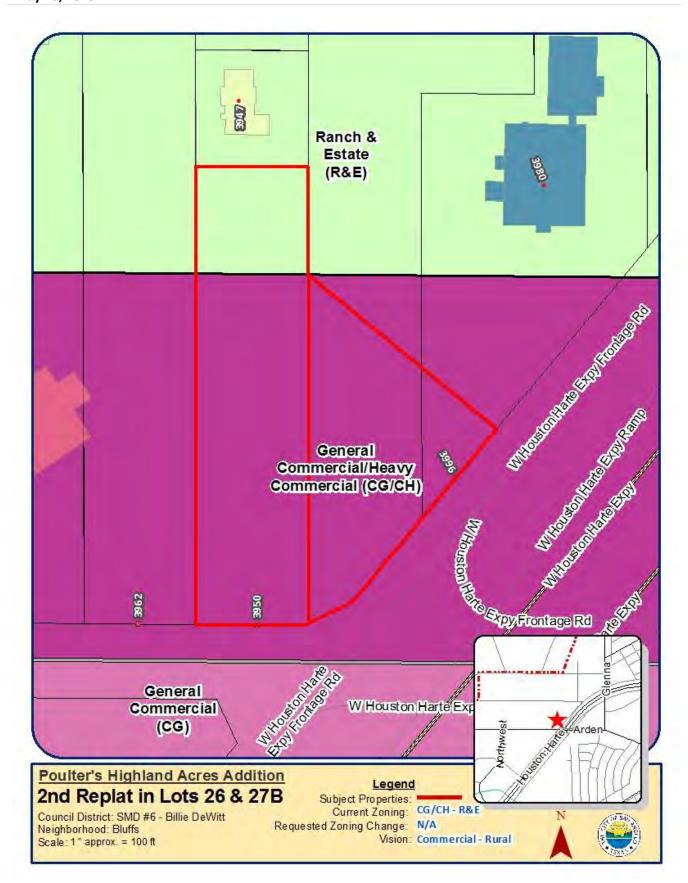
- 4. Prior to plat recordation, please correct title to reflect this is the second replat in Lots 26 & 27B
- 5. Prior to plat recordation, please correct signature blocks to reflect a plat approved by Planning Commission.

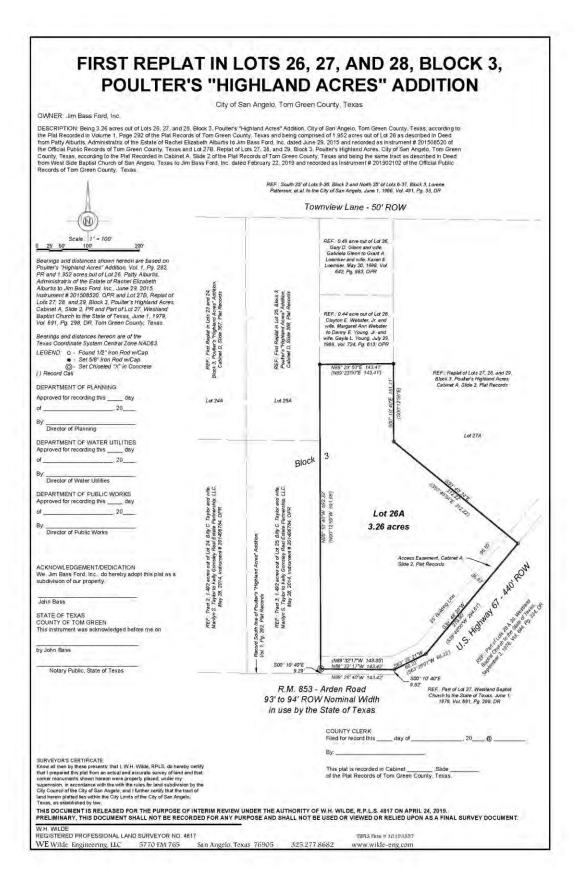
#### **Attachments:**

Aerial Map
Future Land Use Map
Zoning Map
Proposed Final Plat
Application
Notification Map











City of San Angelo, Texas - Planning Land Subdivision Application

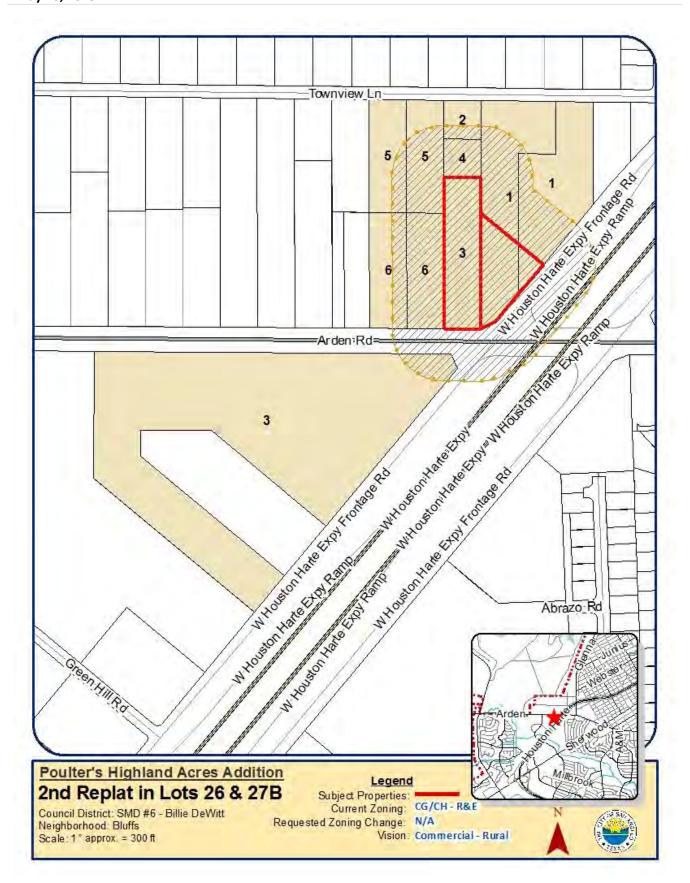
NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Sec will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

Proposed Subdivis	sion Name							
DESCRIPTION: E	eing 3,26 acres ou	t of Lots 2	6, and 27	B. Block 3, Po	oulter's "Highland Acre	s" Addition, City of S	an An	gelo, Tom Green County, Texas,
Current Legal Des	cription (can be for	und on pro	perty tax	statement or	at www.tomgreencad	.com)		
22-39000-0003	-027-00 AND 2	2-39000-	0003-02	26-00				
Tax ID Number(s)	(can be found on )	property ta	x statem	ent or at www	tomgreencad.com ur	der Geographic (D)		
One Authorized I	Representative m	ust be sel	ected be	low. All con	munications regard	ing this application	will	oe conducted with this individua
Authorized Repres		enant		perty Owner	☐ Contractor	Engineer		
Tenant:	Sie				Disease Niversia		_	Coult Address
	Name	X4.20	-00		Phone Number			Email Address
Property Owner.	Jim Bass Fo	ord, Inc.	John	Bass	325-949-4621			john.bass@bassbunch.con
	Name	0.00	B 30	V=0.0	Phone Number	005 740 0040		Email Address
Architect/Engineer	/Design Profession	nal: Carre	er-Hentr	ess Engine	ering/ Erica Carter	325,716,3013 Phone Number		ecarter@fentresseng.com Email Address
		Ivaille				Priorie ivalliber	-	Email Address
Subdivision Type:	□ F	inal Plat		Replat - req	uiring Planning Comm	ission approval		Plat Vacation
	□ P	reliminary	Plat 🔳	Replat - adr	ninistratively eligible*			Amended Plat
	ed for hearing by I	Planning C	ommissi	on according	e that all of the follow to the adopted COSA		e met	otherwise, the application will be
	<ul> <li>includes no n</li> </ul>		1000					
	<ul> <li>no dedication</li> </ul>	of land (in	cluding r	right-of-way, r	ght-of-way expansion	comer clip dedicati	on, et	c) is required;
	all new lots o	r tracts from	nt onto a	n existing pub	lic street right-of-way	which is fully improv	ed to	City specifications:
	no extension	of water or	sewern	nains are requ	ired to furnish service	to the new lots or tr	acts;	
	there is an ab	sence of r	eed for	a detailed drai	nage plan:			
				are not remov		ut the express writte	n pem	nission from each utility service, or
	■ in the case of	replats re	quiring n	otification, no	written opposition is r	eceived before the c	lose o	of the public hearing.
Section 2: Uti	lity & Easeme	nt Infor	nation	n				
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( mind)	☐ City - utilizin			Existing	A-A-1			
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	Cantin Custo	in.						
	Septic Syste		rane D.	Lot size	epartment for Septic :	Cultima Daynes one o	ED 4	124)

Section 3: Property Characteristics
3.26 acres 1
Total Acreage of Proposed Subdivision/Resubdivision Total Number of Lots Proposed
Existing Zoning:
☐ RS-1 ☐ RS-2 ☐ RS-3 ☐ RM-1 ☐ RM-2 ☐ PD (include case number:)
R&E CN CO CG CG/CH CBD OW ML MH
Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?*   Yes  *NOTE: if so, notification is required, and an additional notification fee is required.
Existing Land Use (Include the number of acres devoted to this use):
▼ Vacant Single-Family Residential Office
☐ Multi-Family Residential ☐ Industrial/Manufacturing ☐ Commercial/Retail
Proposed Land Use (Include the number of acres devoted to this use):
■ Vacant
☐ Multi-Family Residential ☐ ☐ Industrial/Manufacturing ☐ ☐ Commercial/Retail ☐ ☐
Are there existing structures on the property?
If yes, how many structures exist? What type of structures exist currently?
If yes, are any of the structures planned to remain?  Yes (NOTE: requires one copy of proposed plat showing structures to remain)
□ No
Are there existing deed restrictions?  \( \text{Yes} \) \( \text{No} \)
If yes, provide deed reference information:
Is this proposed plat within the ETJ?*  If Yes No  *NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 ½ miles of it
Section 4: Variance Requests
Are any variances for this application being requested?   Yes   No
If yes, provide all of the following information:
Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested:
Full variance requested Partial variance requested (proposed variation from standard):
Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional sheets if necessary to provide more explanation, or if additional variances are requested.
☐ The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
(Section 4 continues on next page)

#### PLANNING COMMISSION Staff Report – Replat of Lots 26-27B, Block 3, Poulter's Highland Acres May 20, 2019

to the owner would result, as distir	sical surroundings, shape, nguished from a mere incor	or topographical conditions of evenience, if the strict letter of	the specific property these regulations is c	involved, a particular har arried out.
☐ The variance will not, in any s	ignificant way, vary the pro	visions of applicable ordinance	es.	
e owner understands that upon approval of building permits issued until such improve city. Furthermore, the owner is aware o yable to the City regardless of the outcome hin seven calendar days, as required by C a undersigned hereby applies for subdivis tifies that the information pontained on this	ments are installed and act fall fees and costs involve of this request. Lastly, the hapter 7.II of the Subdivision ion plat approval in accord.	cepted by the City or a suitable d in applying for subdivision a cowner/representative agree to on Ordinance.	e performance guara approval and that the o provide recording in cies and regulations	intee is/has been accepte subdivision processing f iformation of the plat in w
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presentative's Signature		Date		
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eived by Development Services Technicia	nn for completeness review	Date	Time	Initials
ppleteness review passed?	Yes Date	□ No	_	
If yes, when was application scheduled for	or staff review, if applicable	?	Initials	
If no, when was rejection & list of deficien	ncies (attach conv) sent to		initials	
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Resubmittal received by Developme	ent Services Technician for	completeness review:	Date	l-W-I-
Completeness review pass Representative.)	ed? (Note: If resubmittal	still incomplete after a secon		Initials appointment with Author
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	Date	Date		
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ovals required for this application:  Administrative Approval				
ovals required for this application:				



### PLANNING COMMISSION – May 20, 2019 STAFF REPORT



APPLICATION TYPE:	CASE:
Replat	First Replat of Tract J, The Bluffs Addition, Section 30

#### **SYNOPSIS:**

The applicant is proposing to combine Tract J in The Bluffs Addition, Section 30, and a 2.038-acre unplatted tract into two new lots, 7.22 acres (Tract L) and 5.232 acres (Tract K) respectively. Tract J is zoned General Commercial (CG) Zoning District, and an associated Rezoning (Z19-05) for the unplatted tract from Low Rise Multifamily (RM-1) to CG passed first reading at City Council with a second reading on May 21, 2019 (See Additional Information).

LOCATION:	LEGAL DESCRIPTION:		
Unaddressed tracts immediately southeast of Hunters Glen Road and Drexel Drive		offs Addition, Section 30 comp of described and recorded as In on County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District: Billie DeWitt (SMD#6) Neighborhood: The Bluffs	CG and RM-1	C – Commercial	12.454 acres

#### THOROUGHFARE PLAN:

West Houston Harte Expressway Frontage Road (TXDOT) – Freeway, Required: N/A – TXDOT road; Provided: variable right-of-way, 40' pavement

**Sherwood Way Service Road** – Urban Local Street; Required: 50' right-of-way, 40' pavement, Provided: 125' right-of-way, 40' pavement

*Hunters Glen Road*— Urban Collector Street, Required: 60' right-of-way, 50' pavement, Provided: 60' right-of-way, 50' pavement

*Drexel Drive* – Urban Local Street, Required: 50' right-of-way, 40' pavement, Provided: 60' right-of-way, 40' pavement

Future sidewalks to be provided by developer adjacent to all streets

#### **NOTIFICATIONS:**

N/A

#### **STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of "First Replat of Tract J, The Bluffs Addition, Section 30", subject to **five Conditions of Approval.** 

#### PROPERTY OWNER/PETITIONER:

Property Owners: EABCO Investments, LLC /

**Bill Davis** 

Agent: Mr. Russell Gully, SKG Engineering, LLC

#### **STAFF CONTACT:**

Jeff Fisher, AICP Principal Planner

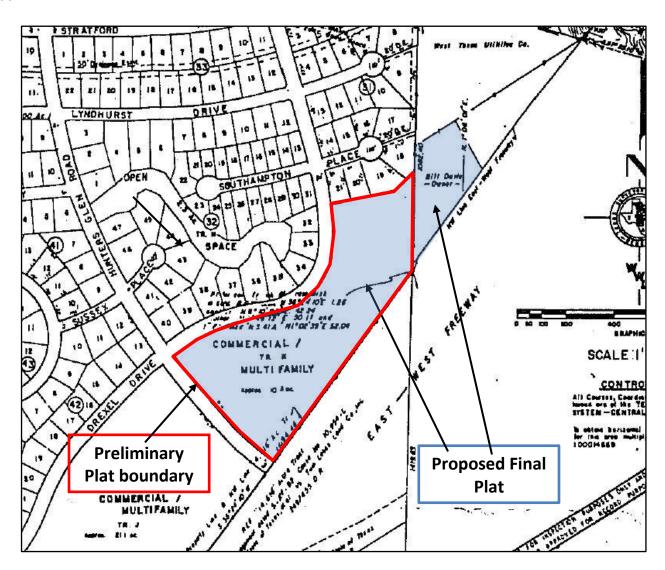
(325) 657-4210, Extension 1550

jeff.fisher@cosatx.us



<u>Additional Information:</u> Consistent with recent plat approvals to the west including the new HEB grocery store, the Planning Division recommends sidewalks adjacent to the portions of Hunters Glen Road, Drexel Drive, Sherwood Way Service Road, and West Houston Harte Expressway Frontage Road that border the subject property. No variances have been requested by the applicant.

Conformity with the Governing Preliminary Plat: The governing Preliminary Plat for The Bluffs Addition was approved by the Planning Commission on November 14, 1983. Tract J was designated for Commercial or Multifamily development. The remaining 2.038-acre tract was surveyed land and not part of any known preliminary plat. Chapter 5.III.A.3 of the Land Division and Subdivision Ordinance states that "the final plat (replat) shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission". The Planning Division believes that the replat conforms to the governing preliminary plat. The existing Tract J encompasses the same boundary as the tract in the same location on the preliminary plat. The two new lots will continue the existing commercial development pattern as the lots to the west, with direct and abutting access to Sherwood Way Service Road.



<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III.A.3(c)(3) of the Subdivision Ordinance states that the Planning Commission may "deny approval of the final (re) plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission's opinion, the proposal would not be in conformance with the City's Comprehensive Plan and/or with the intent of purpose statements set forth in Chapter 2 of this Ordinance."

#### Comprehensive Plan

The subject land is designated "Commercial" in the City's Comprehensive Plan. Commercial areas "seek visibility and convenient access offered by frontage on the major street network. The uses within this area draw from the larger regional area, thus necessitating the citing." These areas also call to "where possible, plan for new pedestrian and/or vehicular connections through Commercial areas to integrate them with the city-wide grid of network for streets." The proposed replat achieves all of these objectives. The subject replat will have direct access to Houston Harte Expressway/Sherwood Way Service Road, allowing convenient access to the property for future commercial development. Installation of new sidewalks along all frontages will allow pedestrian connections from the nearby residential neighborhood to the site, and between the site and other businesses to the west.

#### Intent of Purpose Statements

The proposed replat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe, and efficient development of the City (Statement C); streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation (Statement D); and will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). The proposed replat will provide direct and abutting access onto Houston Harte Expressway/Sherwood Way Service Road ensuring orderly development. The new sidewalks will ensure safe and functional pedestrian connections. *Consistent with the City's new Ordinance 2019-035 for commercial traffic, commercial sized vehicles will be prohibited from accessing the properties from Drexel Drive or Hunters Glen Road and will be required to use Houston Harte Expressway/Sherwood Way Service Road. This will ensure large, commercial vehicles do not use these residential streets, ensuring more safe and orderly development and reducing the potential for accidents, consistent with the above statements.* 

**Recommendations:** Staff recommends that the Planning Commission do the following:

**APPROVE** the First Replat of Tract J, The Bluffs Addition, Section 30, subject to the following **five** Conditions of Approval:

- 1. Prior to plat recordation, per Land Division and Subdivision Ordinance, Chapter 7.II.A, 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. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7.II, the applicant shall add the name and boundary of the adjacent street "Sherwood Way Service Road"

south of the platted lots, shown by dotted or dashed lines.

- 3. Prior to final occupancy, per Land Development and Subdivision Ordinance, Chapters 9.V and 11.I.B, City of San Angelo Standards and Specifications, prepare and submit plans for approval, illustrating the proposed installation of sidewalks adjacent to Hunters Glen Road, Drexel Drive, Sherwood Way Service Road and West Houston Harte Expressway Frontage Road, and complete the installation in accordance with the approved version of these plans. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
- 4. Prior to plat recordation, per Stormwater Ordinance, Sec 12.05.001; and Stormwater Design Manual, Sec 2.13; a drainage study shall be submitted. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval.
- 5. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1, install necessary water and wastewater service lines to each new lot.

#### Notes:

- 1. An approved water utilities contractor is required to install water and sewer service lines to this property [City of San Angelo Standards & Specifications].
- 2. Contact the City of San Angelo Department of Water Utilities Customer Service Office at 301 W. Beauregard Avenue or by calling (325) 657-4323 to request water and sewer service connections and to establish a utility service account.
- 3. There shall be no commercial vehicle access entering or exiting from Hunters Glen Road or Drexel Drive in accordance with the new Section 10.01.019 Commercial Vehicles, City Code of Ordinances.

#### **Attachments:**

Aerial Map Future Land Use Map Zoning Map Proposed Replat Application



### The Bluffs Addition, Section 30

### First Replat of Tract J

Council District: Billie DeWitt (SMD#6) Neighborhood: The Bluffs

Scale: 1" approx. = 375 ft
Subject Property: SE of Hunters Glen Rd/Drexel Dr, 12.454 acres

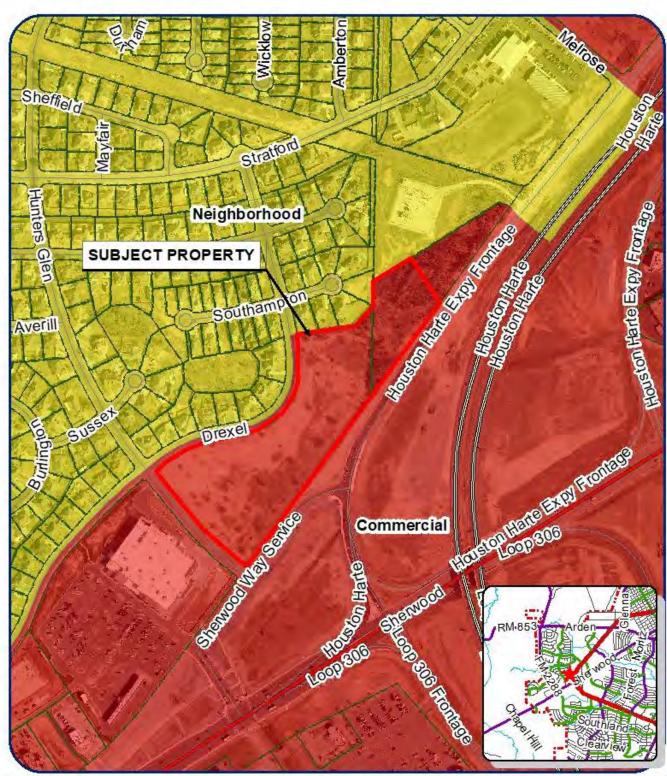
#### Legend

Subject Properties: CG and RM-1
Requested Zoning Change: N/A

Vision: Commercial







### The Bluffs Addition, Section 30

### First Replat of Tract J

Council District: Billie DeWitt (SMD#6) Neighborhood: The Bluffs

Scale: 1" approx. = 375 ft

Subject Property: SE of Hunters Glen Rd/Drexel Dr, 12:454 acres

#### Legend

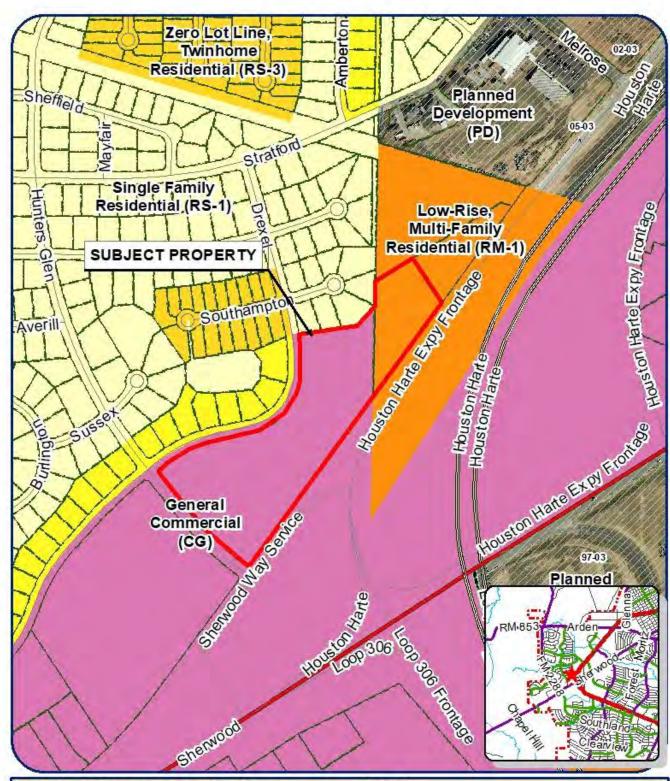
Subject Properties: Current Zoning: CG and RM-1

Requested Zoning Change: N/A









### The Bluffs Addition, Section 30

### First Replat of Tract J

Council District: Billie DeWitt (SMD#6) Neighborhood: The Bluffs

Scale: 1 " approx. = 375 ft

Subject Property: SE of Hunters Glen Rd/Drexel Dr, 12.454 acres

#### Legend

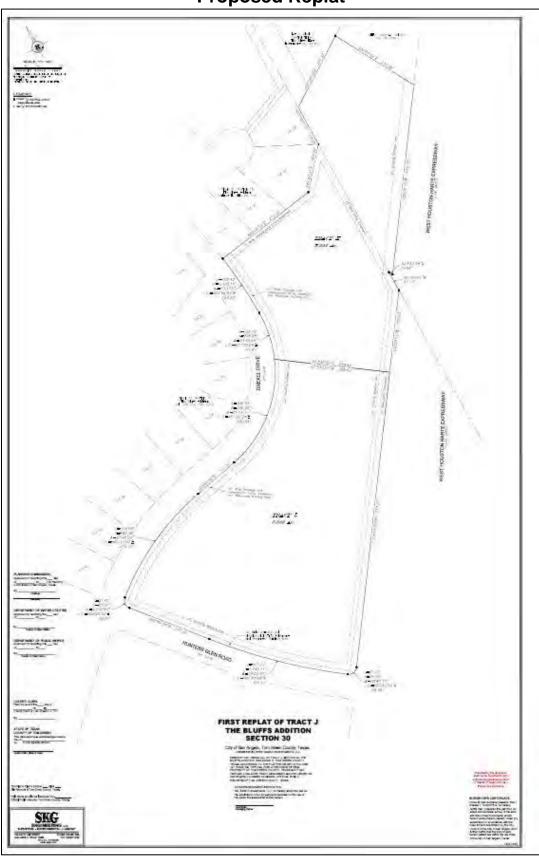
Subject Properties: Current Zoning: CG and RM-1

Requested Zoning Change: N/A





## **Proposed Replat**





### City of San Angelo, Texas - Planning Land Subdivision Application

STEXAS OF SALES

NOTE: incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

	ion Name	on 30, The Bluff	o r montro		
Tract J. Section		iffs Addition			
			ly lax statement or at we	viv.tomgreencea.com)	
03-14350-0000-	-010-00		-		
Tax ID Number(s) (	can be found	on property tax st	atement or at www.tomp	reencad.com under Geographic (L	0)
One Authorized R				cations regarding this application	on will be conducted with this individu
Tenant:					
, and a second	Name		Pho	ne Number	Email Address
Property Owner:	EABCO	Investments, Li	LC (806) 6	72-5380	kent@southwesthonda.com
3,53,53,53,000	Name		Pho	ne Number	Email Address
Architect/Engineer/I	Design Profess	sional: SKG Eng	gineering	325-655-1288	rg@skge.com
		Name		Phone Number	Email Address
Subdivision Type:		Final Plat	Replat - requiring	Planning Commission approval	☐ Plat Vacation
		Preliminary Plat	Replat - administra	atively eligible*	☐ Amended Plat
	de all bound lake	<ul> <li>Secondary Laboratory Section 1988</li> </ul>			
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	R&E		CN		co	•	CG		CG/CH		CBD		OW		ML		MH
Has the zonir	ng or deed notificatio	restric	ctions for equired, a	this p	ropert additi	y limited onal notil	each lot t ication fe	o no m e is rec	ore than t	wo dw	velling u	nits?*	П	'es	<b>m</b> N	No:	
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Are there exis	sting struct	ures o	n the pro	perty?		☐ Yes	N N	la									
If ye	es, how ma	any str	ructures e	exist?	_			Wha	t type of s	tructu	es exis	t curre	ntly?				
	ting deed r	estric	tions?	] Yes	9	M No	□N	ю							owing s	structu	ires to remain
If ye s this propose NOTE: The E	variances for the	deed not the Territore Re Re application all of	reference ETJ?*  quests  quests the follow	Yes e infor ediction eing re	mation mation n) is a	■ No n: /es n area or ed? □	□ N ■ N Yes	City lir	mits but er	жотр	assing a	all land	ł within	3% m			res to remain
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	☐ Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardsh to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.
	☐ The variance will not, in any significant way, vary the provisions of applicable ordinances.
or build the City payable	ner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable performance guarantee is/has been accepted by the City or a suitable guarantee guaran
	even calendar days, as required by Chapter 7.If of the Subdivision Ordinance.  dersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and the Information contained on this application is true and accurate to the best of my knowledge.

FOR OFFICE USE ONLY:		11	1110	0
Submitted to front desk: 4/24/19	Deemed preliminary of	omplete: 4/24/19	1:15pm	Of Million
Received by Development Services Technicia	n for completeness review.	4/24/19 Date	1-15pm	Initiplis
Completeness review passed?	(es 1/2 1/19) Date	□ No		
If yes, when was application scheduled for	or staff review, if applicable	?	Initials	
If no, when was rejection & list of deficier	ncies (attach copy) sent to	Authorized Representative?	Date	Initials
Resubmittal received by Developme	nt Services Technician for	completeness review:	Date	Initials
Completeness review pass Representative.)	ed? (Note: If resubmittel	still incomplete after a sec		
□ Yes	D No			
Approvals required for this application:	Date	Date		
opported required for this approach.	Approval Date	Case Number	No	tes
Administrative Approval				
Trial for the state of the stat				
Planning Commission				
Planning Commission  City Council (cases with appeal)	=			
Planning Commission				