

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		B&R Subdivision, Section Four	
<b>SYNOPSIS:</b>			
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.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
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	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #1 – Tommy Hiebert Rio Vista Neighborhood	Office Warehouse (OW)	Commercial	1.024 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>Ben Ficklin Road</b> – Urban Minor Collector Street, Required 60’ min. ROW (100’ provided), Required 50’ min. pavement width (23’ existing).</p> <p><b>Cox Lane</b> – Urban Minor Collector Street, Required 60’ min. ROW (30’ provided), Required 50’ min. pavement width (23’ existing).</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of B&R Subdivision, Section Four, subject to <b>Four Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
<u>Property Owner</u> Charles Wesley Mikeska  <u>Representative</u> SKG Engineering, Russell Gully			
<b>STAFF CONTACT:</b>			
Hillary Bueker, RLA Planning Manager (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			

**Conformity with Comprehensive Plan and Intent of Purpose Statements:** 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.

**Recommendation:** 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].

**Attachments:**

Aerial Map

Future Land Use Map

Zoning Map

Proposed Final Plat

Application



**B&R Subdivision, Section Four**  
**4103 Ben Ficklin Road**

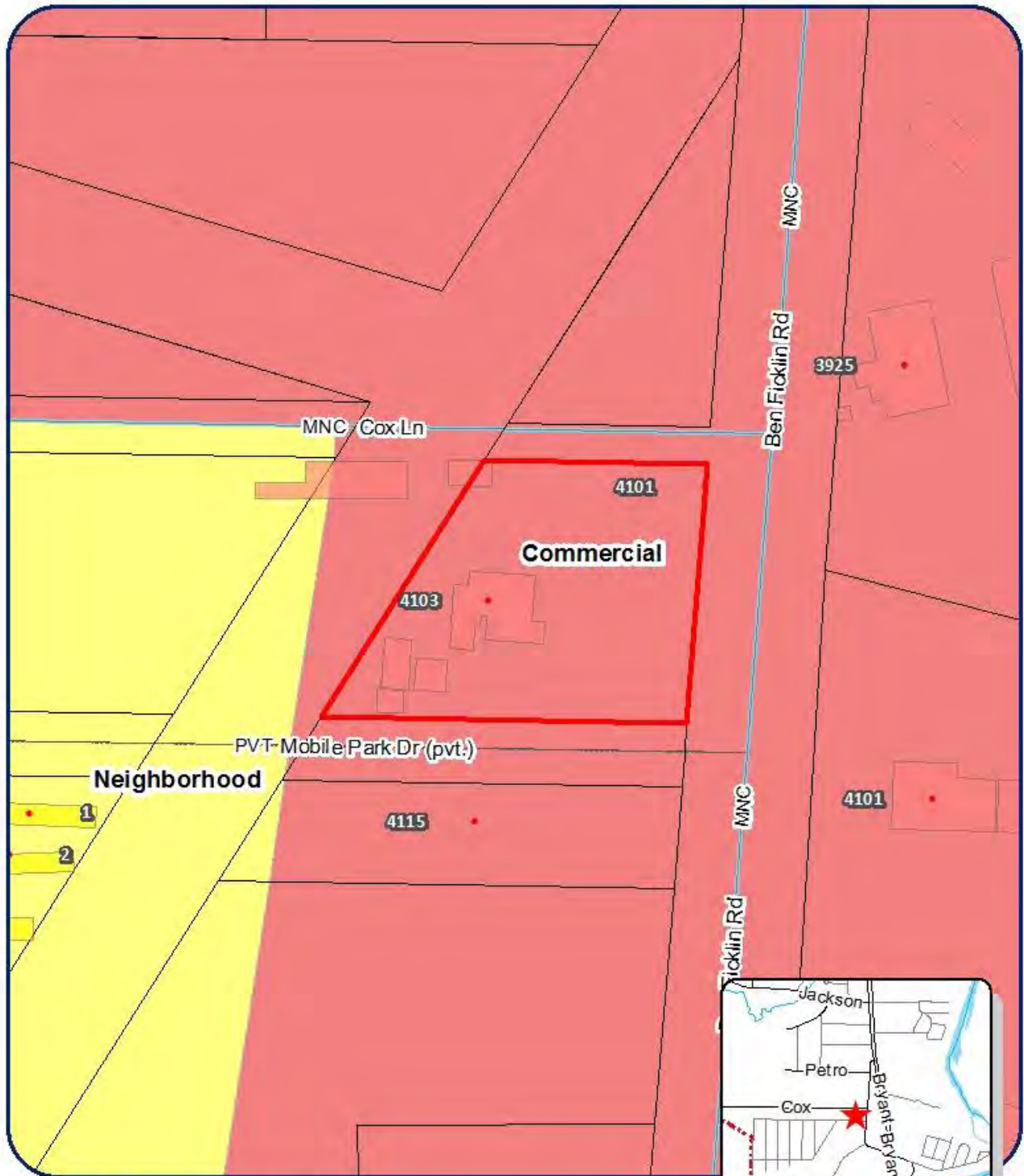
Council District: SMD #1 - Tommy Hiebert  
Neighborhood: Rio Vista  
Scale: 1" approx. = 100 ft

**Legend**

- Subject Properties: —
- Current Zoning: **OW**
- Requested Zoning Change: **N/A**
- Vision: **Commercial**








**B&R Subdivision, Section Four**

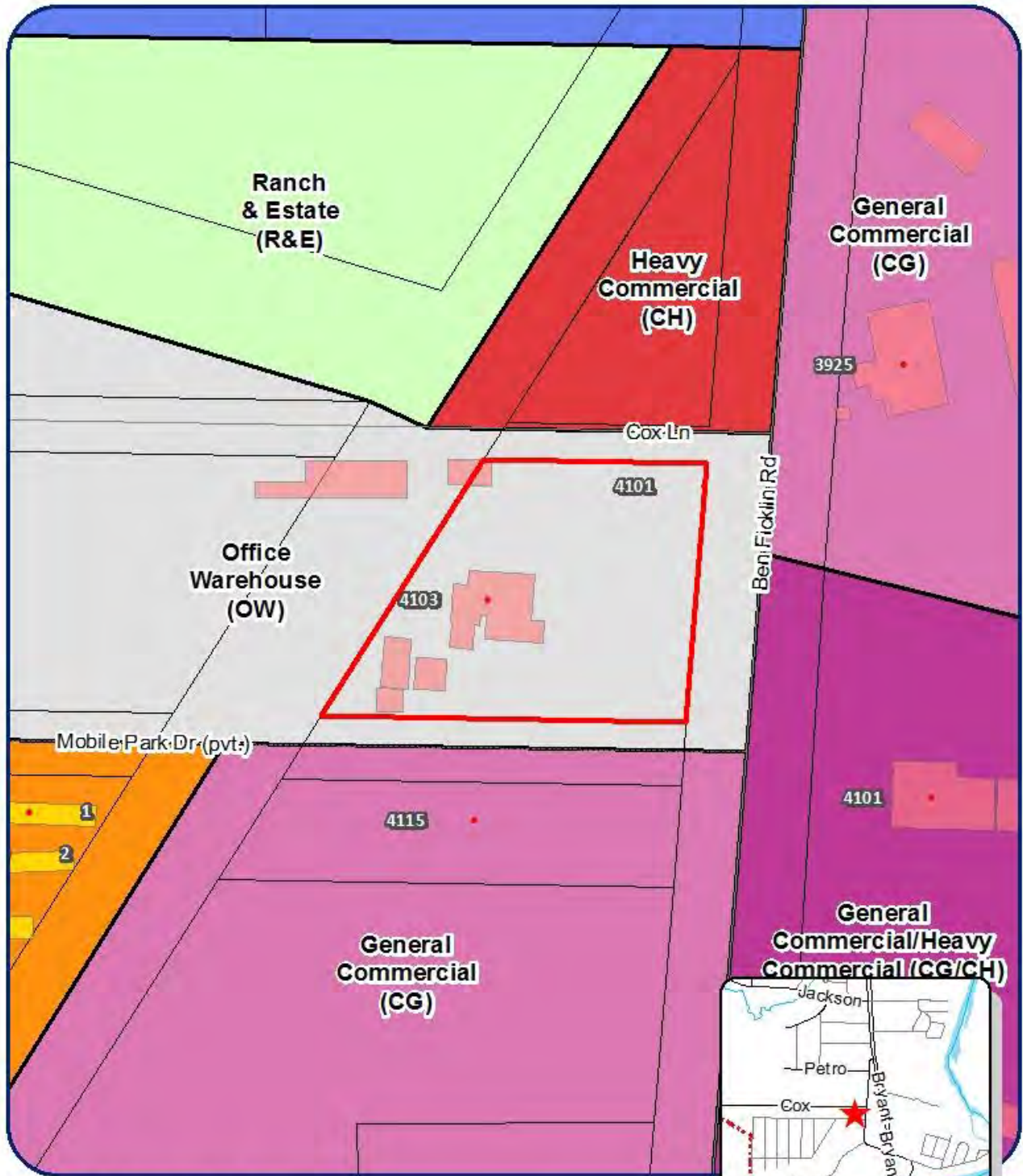
**4103 Ben Ficklin Road**

Council District: SMD #1 - Tommy Hiebert  
Neighborhood: Rio Vista  
Scale: 1" approx. = 100 ft

**Legend**



Subject Properties:   
Current Zoning: **OW**  
Requested Zoning Change: **N/A**  
Vision: **Commercial**

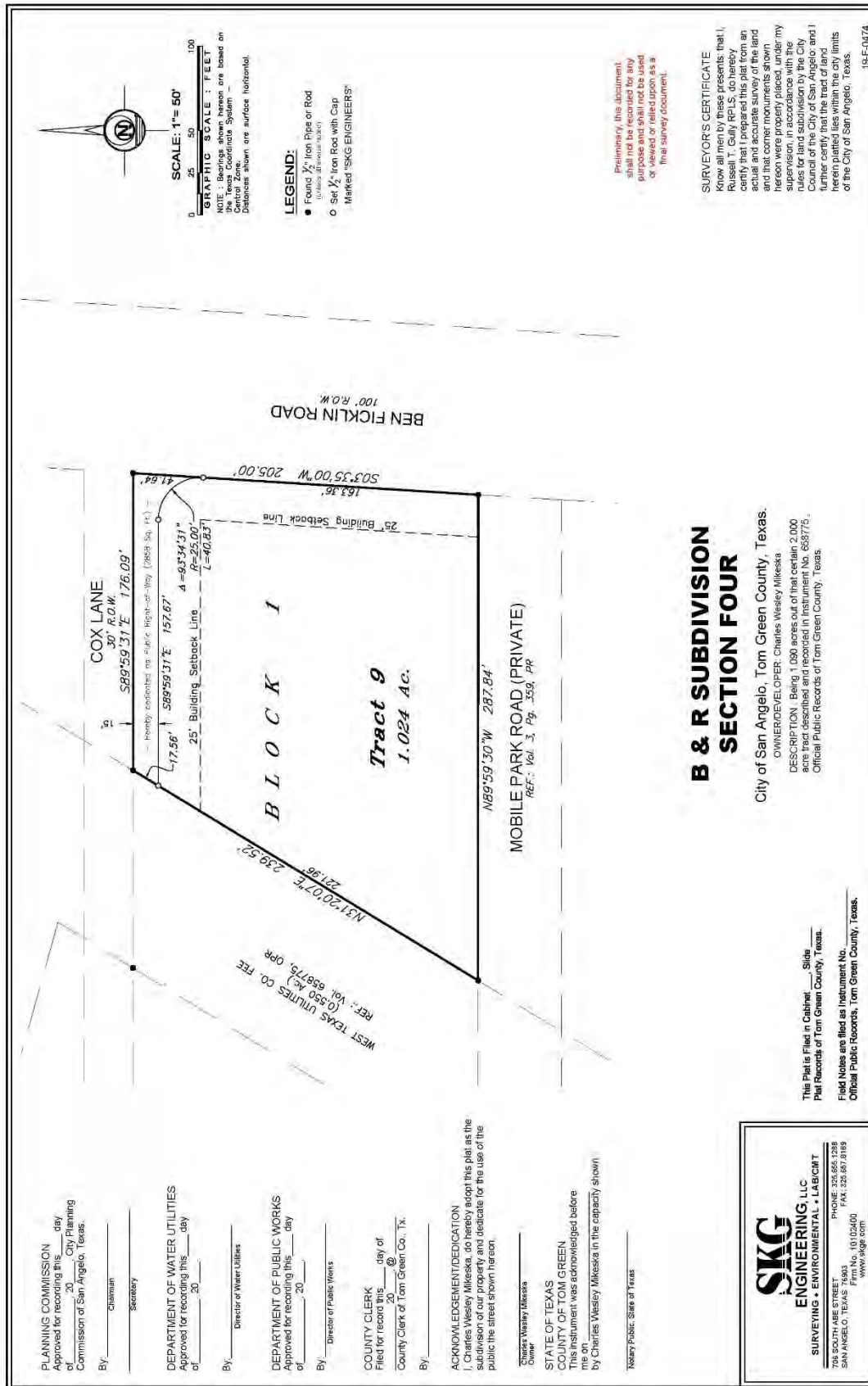




**B&R Subdivision, Section Four**  
**4103 Ben Ficklin Road**  
 Council District: SMD #1 - Tommy Hiebert  
 Neighborhood: Rio Vista  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties:   
 Current Zoning:  OW  
 Requested Zoning Change:  N/A  
 Vision: Commercial



**B & R SUBDIVISION  
 SECTION FOUR**

City of San Angelo, Tom Green County, Texas.  
 OWNER/DEVELOPER: Charles Wesley Mikeska  
 DESCRIPTION: Being 1.080 acres out of that certain 2,000 acre tract described and recorded in Instrument No. 658775, Official Public Records of Tom Green County, Texas.

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: \_\_\_\_\_

ACKNOWLEDGEMENT/IDENTIFICATION  
 I, Charles Wesley Mikeska, do hereby adopt this plat as the  
 subdivision of our property and dedicate for the use of the  
 public the street shown hereon.

Charles Wesley Mikeska  
 Owner  
 STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 This instrument was acknowledged before  
 me on \_\_\_\_\_  
 by Charles Wesley Mikeska in the capacity shown)

Notary Public, State of Texas

**SKG**  
**ENGINEERING, LLC**  
 SURVEYING • ENVIRONMENTAL • LABORATORY  
 705 SOUTH ABE STREET  
 SAN ANGELO, TEXAS 76903  
 PHONE: 325.665.1238  
 FAX: 325.667.8189  
 WWW.SKGEOR.COM

This Plat is Filed in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_  
 Plat Records of Tom Green County, Texas.  
 Field Notes are filed as Instrument No. \_\_\_\_\_  
 Official Public Records, Tom Green County, Texas.





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.

**Section 1: Basic Information**  
 B & R Subdivision, Section Four

Proposed Subdivision Name  
 Abst: A-0350 S-0175, Survey: H HORNBERG, 2.0000 ACRES

Current Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))  
 38-00350-0004-000-00

Tax ID Number(s) (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com) under Geographic ID)

One Authorized Representative **must** be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative:  Tenant  Property Owner  Contractor  Engineer

Tenant:

Name	Phone Number	Email Address
Charles Wesley Mikeska	(325) 656-7988	wes@prolinerentals.com

Property Owner:

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Architect/Engineer/Design Professional:

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Subdivision Type:  Final Plat  Replat - requiring Planning Commission approval  Plat Vacation  
 Preliminary Plat  Replat - administratively eligible\*  Amended Plat

\*If claiming eligibility for administrative approval, please note that **all of the following criteria** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

**Section 2: Utility & Easement Information**

Water:  City - requesting new services Proposed size? 1" - 2"  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_

Sewer:  City - requesting new services Proposed size? \_\_\_\_\_  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_  
 Septic System Lot size? 1.024 Ac.

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision?  Yes  No

If yes, briefly describe each, including the use and size: \_\_\_\_\_



**Section 3: Property Characteristics**

1.090 1

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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    No  
 \*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 1.090    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Proposed Land Use (Include the number of acres devoted to this use):

Vacant \_\_\_\_\_    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail 1.024

Are there existing structures on the property?    Yes    No

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?    Yes    No

If yes, provide deed reference information: \_\_\_\_\_

Is this proposed plat within the ETJ?\*    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:** Section & subsection from Subdivision Ordinance 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)

Section 4, continued

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 variance will not, in any significant way, vary the provisions of applicable ordinances.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.II of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

  
 Owner's Signature

  
 Representative's Signature

4/24/19  
 Date

2-24-19  
 Date

**FOR OFFICE USE ONLY:**

Submitted to front desk: \_\_\_\_\_ Deemed preliminary complete: \_\_\_\_\_  
Date Date Time Initials

Received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Time Initials

Completeness review passed?  Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

If yes, when was application scheduled for staff review, if applicable? \_\_\_\_\_  
Date Initials

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? \_\_\_\_\_  
Date Initials

Resubmittal received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Initials

Completeness review passed? (Note: if resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)  
 Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		Final Plat, Bentwood Country Club Estates, Section 41	
<b>SYNOPSIS:</b>			
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).			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Generally located east of the intersections of North Bentwood Drive and Pine Valley Street and Castle Pines Drive.		Being 6.595 acres of land out of C. Berberich Survey No. 177, Abstract No. 52, City of San Angelo, Tom Green County, Texas	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FLU:</b>	<b>SIZE:</b>
District #1 – Tommy Hiebert Country Club Neighborhood	RS-1; CO; and CG	Neighborhood	6.595 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>Castle Pines Drive</b> – Urban Local Street, <u>Required</u> 50’ min. ROW, 36’ min. paving width with sidewalk, or 40’ min, without sidewalks. <u>Actual</u> 50’ ROW, 40’ paving width with no sidewalks.</p> <p><b>Pine Valley Street</b> – 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.</p> <p><b>Wolf Creek Drive</b> – Minor Collector, <u>Required</u> 60’ min. ROW paving width required 50’.</p>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends that the Planning Commission <b>APPROVE</b> the Final Plat of Bentwood Country Club Estates Section 41, <b>subject to Eight Conditions of Approval.</b>			
<b>NOTIFICATIONS:</b>			
Final Plats do not require notification			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Property Owner(s):</i> Stonewall Ranches  <i>Agent:</i> Russell Gully, SKG Engineering			
<b>STAFF CONTACT:</b>			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 <a href="mailto:sherry.bailey@cosatx.us">sherry.bailey@cosatx.us</a>			

**Conformity with Comprehensive Plan and Intent of Purpose Statements:** 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 Chapter 2 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 **APPROVE** 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].



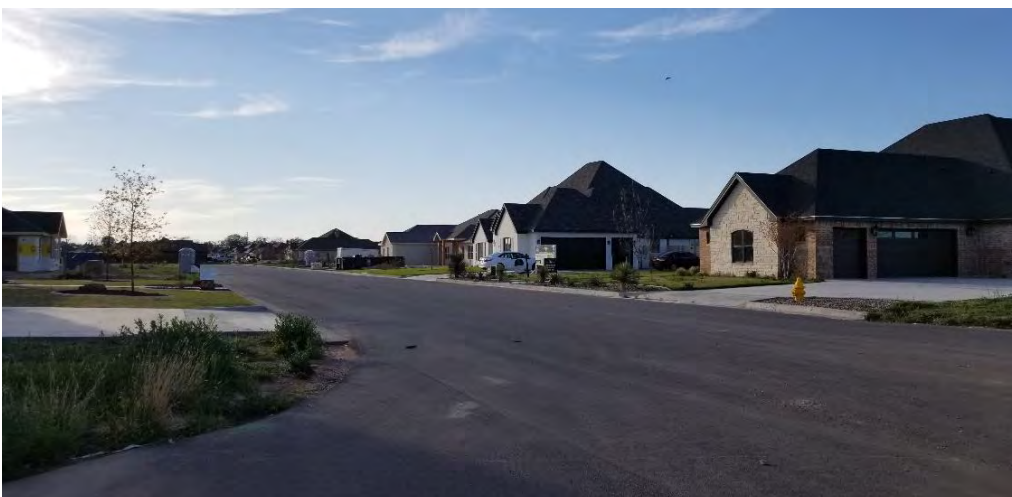
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Castle Pines Dr., meeting the requirements for an "urban" Local Street with a minimum 40' of pavement, standard curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 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].
8. 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

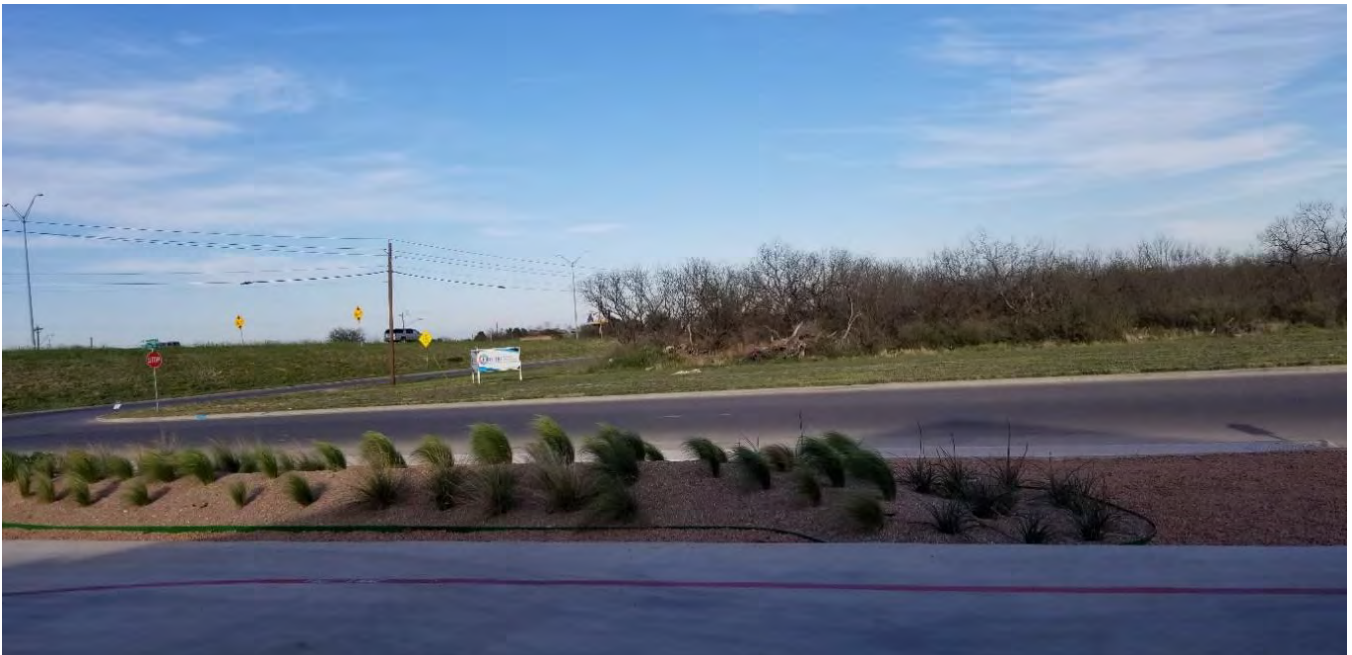
**Attachments:**

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



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





Commercial zoning just north of Bentwood Country Club Estates Section 41





**Bentwood Country Club Estates Sec. 41**

**Owner - Bentwood C.C. LLC**

Council District: Tommy Hiebert District 1  
 Neighborhood: Country Club  
 Scale: 1" approx. = 300 ft

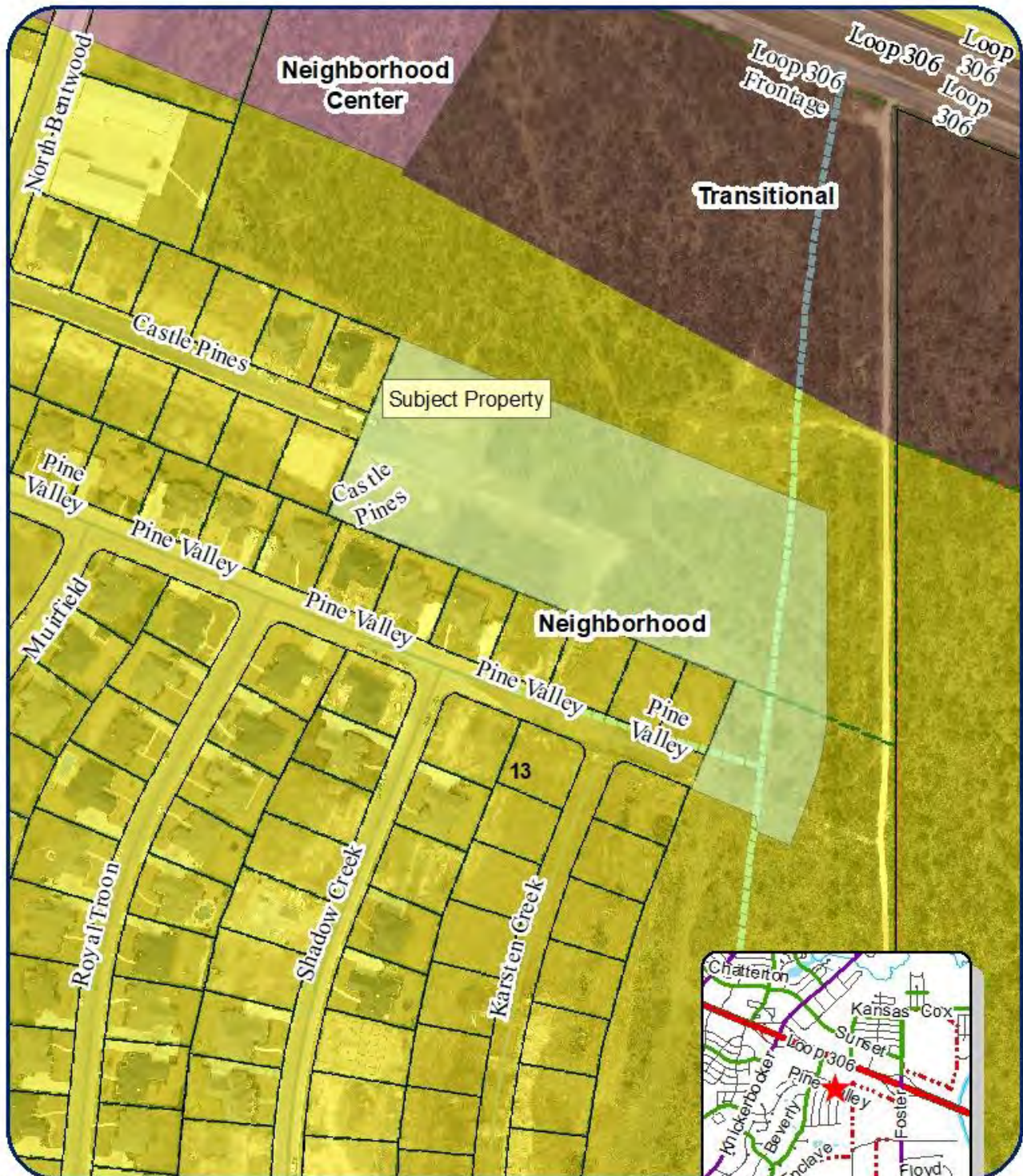
**Legend**

Subject Properties: —  
 Current Zoning: **Single-Family Residence District (RS-1)**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**

**East of Pine Valley St. & North Bentwood intersection**







**Bentwood Country Club Estates Sec. 41**

**Owner - Bentwood C.C. LLC**

Council District: Tommy Hiebert District 1  
 Neighborhood: Country Club  
 Scale: 1" approx. = 207 ft

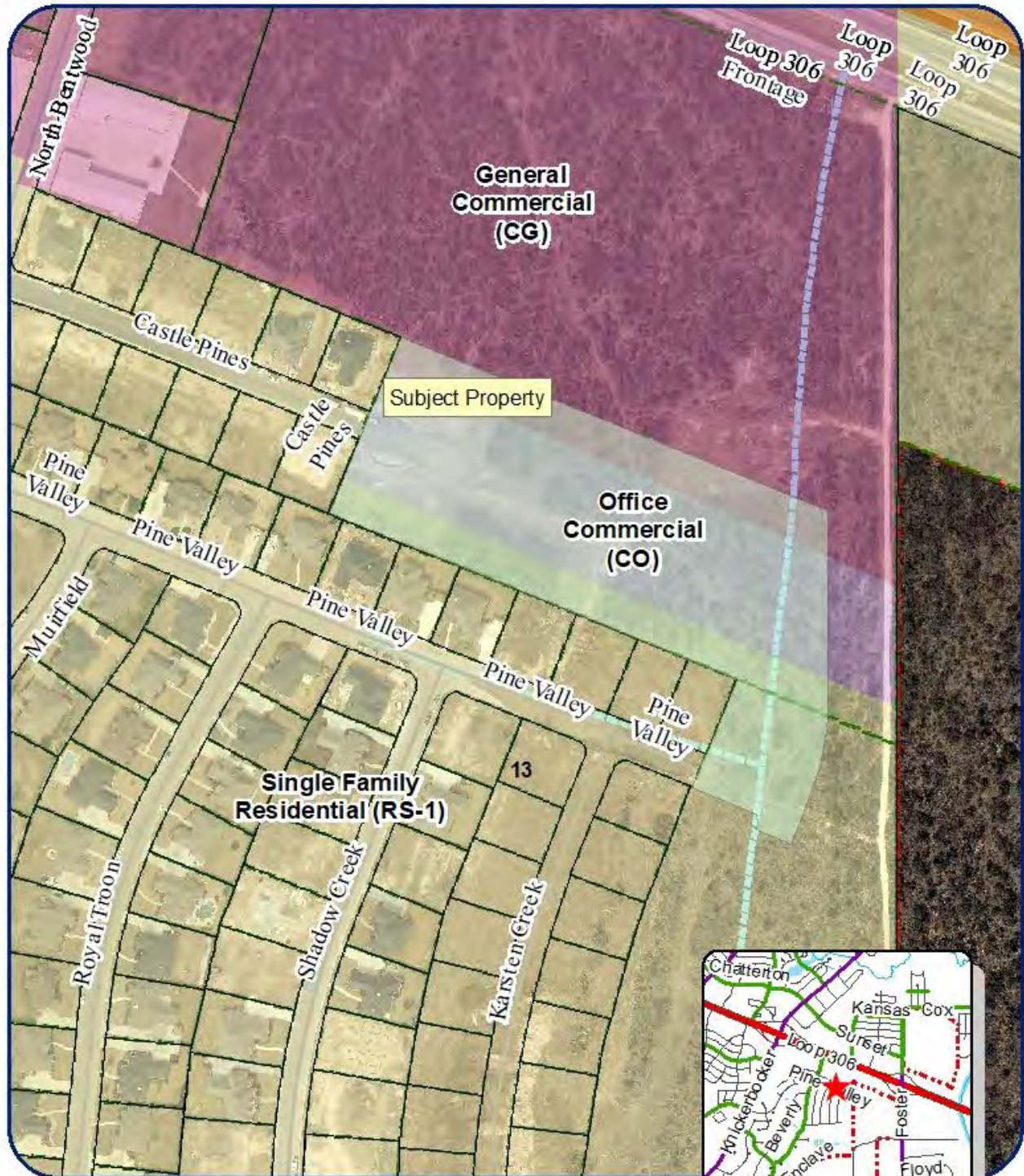
**Legend**

Subject Properties:   
 Current Zoning: **RS-1, CO & CG**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**



**Vision Plan-Neighborhood**





**Bentwood Country Club Estates Sec. 41**

**Owner - Bentwood C.C. LLC**

Council District: Tommy Hiebert District 1  
 Neighborhood: Country Club  
 Scale: 1" approx. = 207 ft

**Legend**

Subject Properties: —  
 Current Zoning: **RS-1, CO & CG**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**

**Existing Zoning**







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.**

**Section 1: Basic Information**

BENTWOOD COUNTRY CLUB ESTATES, SECTION 41

Proposed Subdivision Name

Abst: A-0052 S-0177, Survey: C BERBERICH

Current Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

38-04210-0001-000-00; 38-00052-0011-000-00

Tax ID Number(s) (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com) under Geographic ID)

One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative:  Tenant  Property Owner  Contractor  Engineer

Tenant:

Name	Phone Number	Email Address
Bentwood C.C. L.L.C.	325-374-7023	bentwoodtennis@cs.com

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Subdivision Type:  Final Plat  Replat - requiring Planning Commission approval  Plat Vacation  
 Preliminary Plat  Replat - administratively eligible\*  Amended Plat

\*If claiming eligibility for administrative approval, please note that *all of the following criteria* must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

**Section 2: Utility & Easement Information**

Water:  City - requesting new services Proposed size? 1" - 2"  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_

Sewer:  City - requesting new services Proposed size? 4"  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_  
 Septic System Lot size? \_\_\_\_\_

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision?  Yes  No

If yes, briefly describe each, including the use and size: \_\_\_\_\_

**Section 3: Property Characteristics**

6.595 15

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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    No  
 \*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 6.595    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Proposed Land Use (Include the number of acres devoted to this use):

Vacant \_\_\_\_\_    Single-Family Residential 6.595    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Are there existing structures on the property?  Yes    No

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?  Yes    No

If yes, provide deed reference information: \_\_\_\_\_

Is this proposed plat within the ETJ?\*  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: Section & subsection from Subdivision Ordinance 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)



Section 4, continued

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 variance will not, in any significant way, vary the provisions of applicable ordinances.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.11 of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

[Signature]  
 Owner's Signature

3-20-2019  
 Date

[Signature]  
 Representative's Signature

3.20.19  
 Date

**FOR OFFICE USE ONLY:**

Submitted to front desk: \_\_\_\_\_ Deemed preliminary complete: \_\_\_\_\_  
Date Date Time Initials

Received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Time Initials

Completeness review passed?  Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

If yes, when was application scheduled for staff review, if applicable? \_\_\_\_\_  
Date Initials

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? \_\_\_\_\_  
Date Initials

Resubmittal received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Initials

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)  
 Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: \_\_\_\_\_

Date Recorded: \_\_\_\_\_



**PLANNING COMMISSION – May 20, 2019**

**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		Final Plat, Bentwood Country Club Estates, Section 42	
<b>SYNOPSIS:</b>			
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).			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Generally located east of the intersections of North Bentwood Drive and Pine Valley Street and Castle Pines Drive.		Being 9.777 acres of land out of C. Berberich Survey No. 177, Abstract No. 52, City of San Angelo, Tom Green County, Texas	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FLU:</b>	<b>SIZE:</b>
District #1 – Tommy Hiebert Country Club Neighborhood	Single Family – 1 (RS-1)	Neighborhood	9.777 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>Crystal Point Drive</b> – 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.</p> <p><b>Pine Valley Street</b> – 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.</p> <p><b>Wolf Creek Drive</b> – Urban Minor Collector, Required 60’ min. ROW, paving width required 50’.</p>			
<b>NOTIFICATIONS::</b>			
Final Plats do not require notification			
<b>STAFF RECOMMENDATION</b>			
Staff recommends that the Planning Commission <b>APPROVE</b> the Final Plat of Bentwood Country Club Estates Section 42, and <b>DENY</b> the variance request from Chapter 9.V of the Land Development and Subdivision Ordinance, <b>subject to eight Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner(s):</i> Bentwood C.C.L.L.C.</p> <p><i>Agent:</i> Russell Gully, SKG Engineering</p>			
<b>STAFF CONTACT:</b>			
<p>Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 <a href="mailto:sherry.bailey@cosatx.us">sherry.bailey@cosatx.us</a></p>			



**Conformity with Comprehensive Plan and Intent of Purpose Statements:** 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 Chapter 2 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.

**Variance:** 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 shall not approve 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 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 **APPROVE** the Final Plat of Bentwood County Club Estates, Section 42, and **DENY** the variance request from Chapter 9.V of the Land Development and Subdivision Ordinance, **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, 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





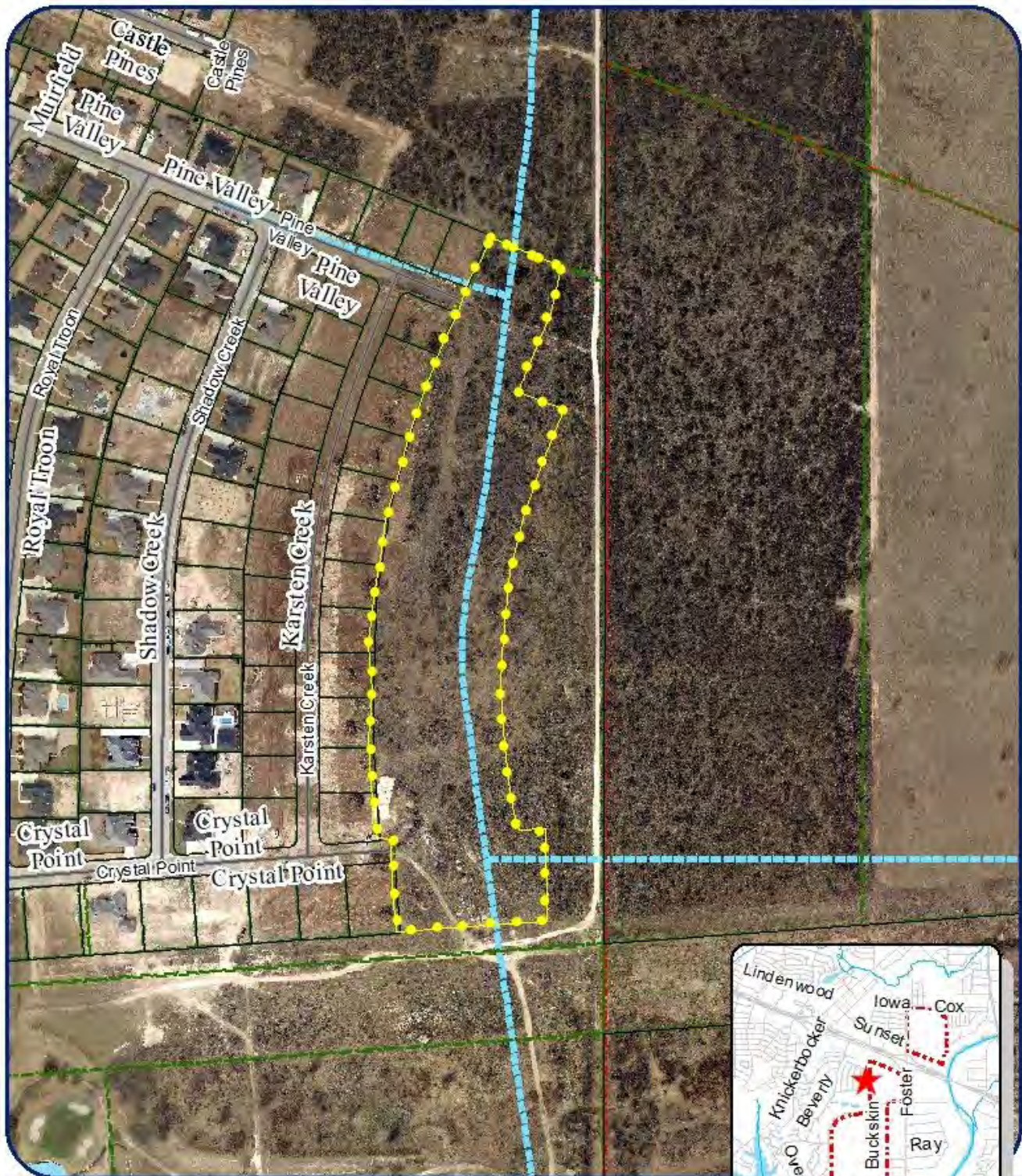
Pine Valley Street to be extended



Crystal Point Dr. area







**Bentwood Country Club Estates, Sec. 42 - Aerial Map**

**Bentwood CCE, Sec. 42**

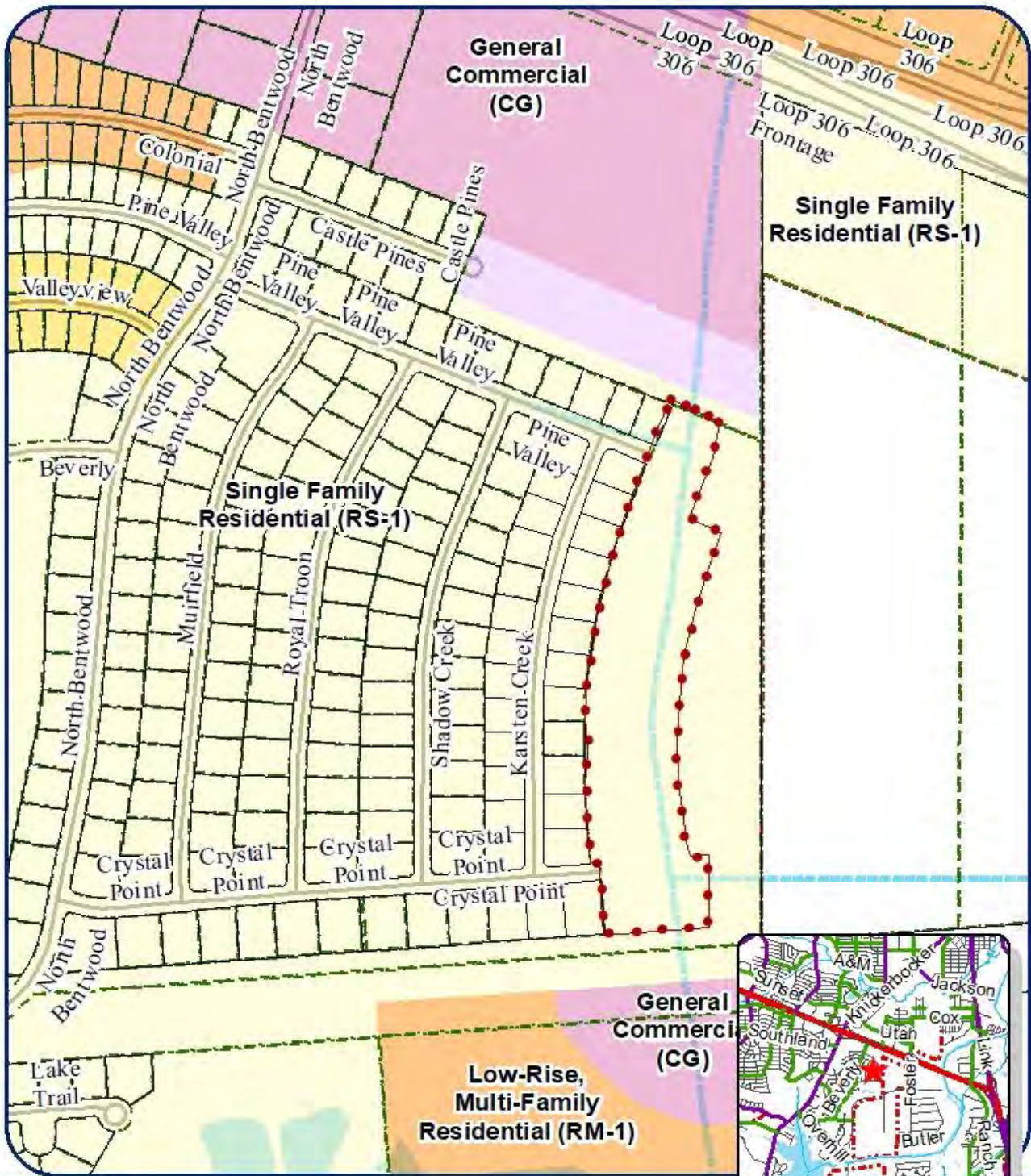
Council District 1: Tommy Hiebert  
 Neighborhood: Country Club  
 Scale: 1" approx. = 285 ft

**Legend**

Subject Properties:         
 Current Zoning: **Single-Family Residence District (RS-1)**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**







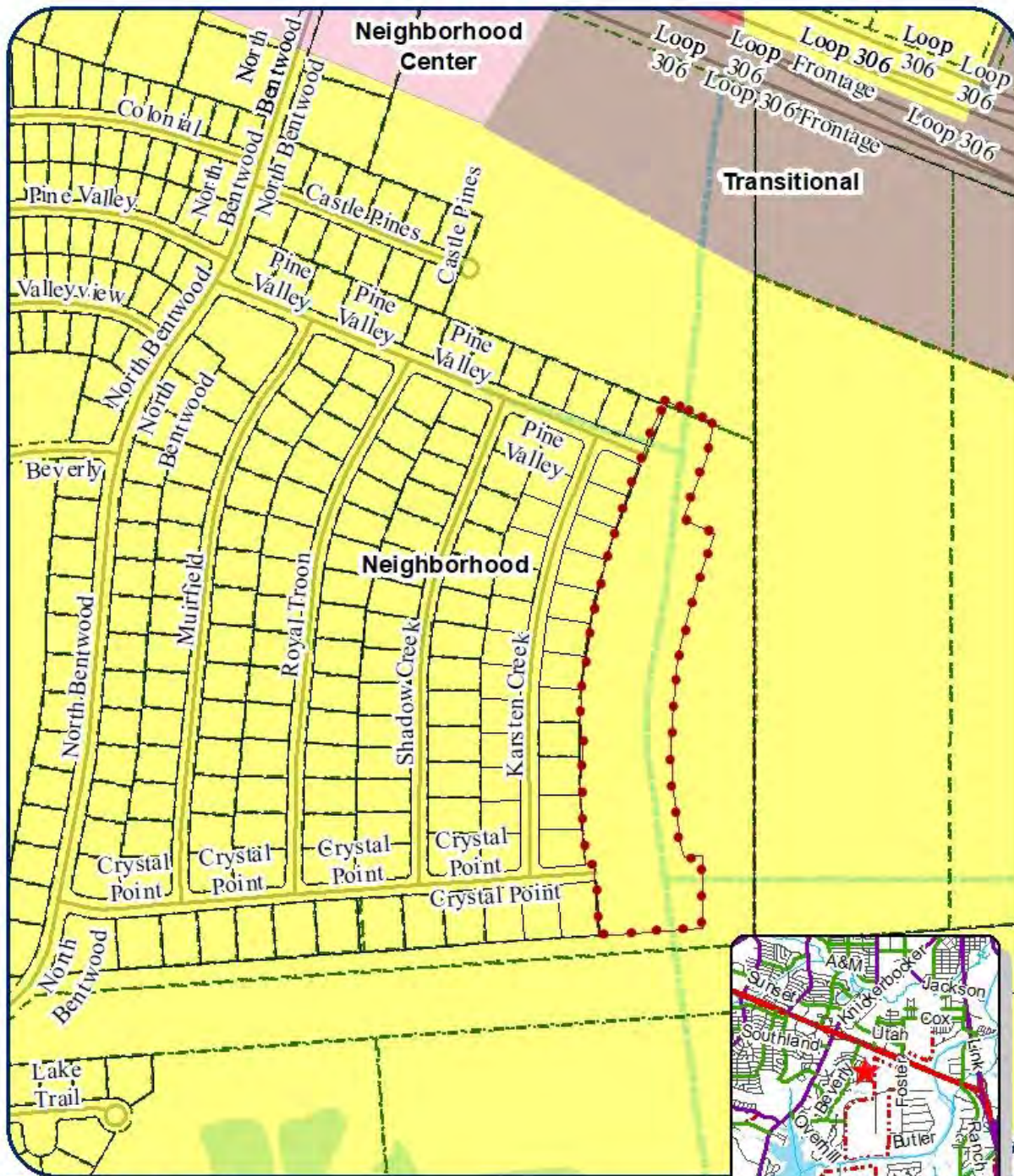
**Zoning Map**  
**Bentwood Country Club Estates Sec. 42**

Council District 1 Tommy Hiebert  
 Neighborhood: Country Club  
 Scale: 1" approx. = 375 ft  
**Wolf Creek Dr. - collector**

**Legend**  
 Subject Properties: ———  
 Current Zoning: **Single-Family Residence District (RS-1)**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**







**Future Land Use Map  
 Bentwood Country Club Estates Sec. 42**

Council District 1 Tommy Hiebert  
 Neighborhood: Country Club  
 Scale: 1" approx. = 375 ft

**Wolf Creek Dr. - collector**

**Legend**

- Subject Properties: ———
- Current Zoning: **Single-Family Residence District (RS-1)**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**





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.

**Section 1: Basic Information**

BENTWOOD COUNTRY CLUB ESTATES, SECTION 42

Proposed Subdivision Name

Abst: A-0052 S-0177, Survey: C BERBERICH

Current Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

38-04210-0001-000-00; 38-00052-0011-000-00

Tax ID Number(s) (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com) under Geographic ID)

One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative:  Tenant  Property Owner  Contractor  Engineer

Tenant:

Name	Phone Number	Email Address
Bentwood C.C. L.L.C.	325-374-7023	bentwoodtennis@cs.com

Property Owner:

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Architect/Engineer/Design Professional:

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Subdivision Type:  Final Plat  Replat - requiring Planning Commission approval  Plat Vacation  
 Preliminary Plat  Replat - administratively eligible\*  Amended Plat

\*If claiming eligibility for administrative approval, please note that **all of the following criteria** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

**Section 2: Utility & Easement Information**

Water:  City - requesting new services Proposed size? 1" - 2"  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_

Sewer:  City - requesting new services Proposed size? 4"  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_  
 Septic System Lot size? \_\_\_\_\_

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision?  Yes  No

If yes, briefly describe each, including the use and size: \_\_\_\_\_



**Section 3: Property Characteristics**

9.777 24

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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    No  
*\*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 9.777    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Proposed Land Use (Include the number of acres devoted to this use):

Vacant \_\_\_\_\_    Single-Family Residential 9.777    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Are there existing structures on the property?    Yes    No

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?    Yes    No

If yes, provide deed reference information: \_\_\_\_\_

Is this proposed plat within the ETJ?\*    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:** Section & subsection from Subdivision Ordinance from which variance is requested: Chapter 9, Section V: Sidewalks

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.  
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.

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.  
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.

\_\_\_\_\_

(Section 4 continues on next page)

**Section 4, continued**



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.  
 There are no existing street sidewalks within 0.6 miles of the subject property.  
 Prior comments also apply.

---

The variance will not, in any significant way, vary the provisions of applicable ordinances.  
 As this area is not associated with a school route 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.

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.11 of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

  
 Owner's Signature \_\_\_\_\_ Date 4-24-2019  
  
 Representative's Signature \_\_\_\_\_ Date 4-24-2019

**FOR OFFICE USE ONLY:**

Submitted to front desk: \_\_\_\_\_ Deemed preliminary complete: \_\_\_\_\_  
Date Date Time Initials

Received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Time Initials

Completeness review passed?  Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

If yes, when was application scheduled for staff review, if applicable? \_\_\_\_\_  
Date Initials

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? \_\_\_\_\_  
Date Initials

Resubmittal received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Initials

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)  
 Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: \_\_\_\_\_  
 Date Recorded: \_\_\_\_\_

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		Duran Subdivision Section One	
<b>SYNOPSIS:</b>			
<p>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 <i>Land Development and Subdivision Ordinance</i> 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.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Era Street & Woodruff Street		Abst: A-1757 S-0165, Survey: H OELKERS	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #3 – Harry Thomas Belaire Neighborhood	Single Family Residential (RS-1)	Neighborhood	1.32 acres
<b>THOROUGHFARE PLAN:</b>			
<p><u>Era Street</u> – Urban Minor Collector Street, Required 60' min. ROW (80' provided), Required 50' min. pavement width (36' existing).</p> <p><u>Woodruff Street</u> – Urban Minor Collector Street, Required 60' min. ROW (64' provided), Required 50' min. pavement width (36' existing).</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of Duran Subdivision Section One, and <b>APPROVAL</b> of two variances from Chapter 10.III.A.2; subject to <b>Six Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
<u>Property Owner</u> Juan & Norma Duran			
<u>Representative</u> Carter-Fentress Engineering, Erica Carter			
<b>STAFF CONTACT:</b>			
Hillary Bueker Planning Manager (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			



**Conformity with Comprehensive Plan and Intent of Purpose Statements:** 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.

**Variance:** 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 **shall not approve** 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

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






**Duran Subdivision, Section One**

**Era St & Woodruff St**

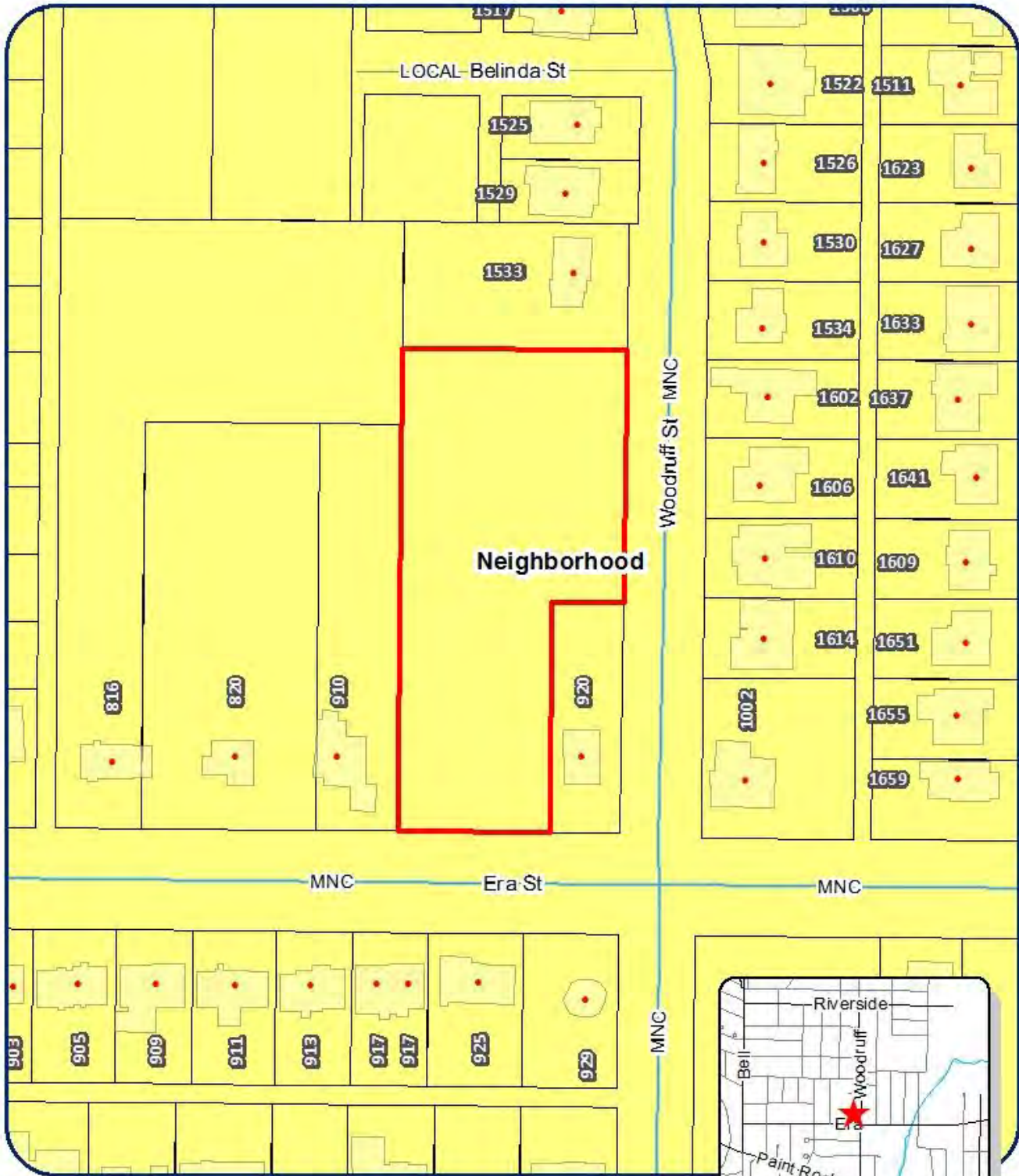
Council District: SMD #3 - Harry Thomas  
Neighborhood: Belaire  
Scale: 1" approx. = 100 ft

**Legend**

- Subject Properties: 
- Current Zoning: **RS-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**







**Duran Subdivision, Section One**  
**Era St & Woodruff St**

Council District: SMD #3 - Harry Thomas  
 Neighborhood: Belaire  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties:   
 Current Zoning: RS-1  
 Requested Zoning Change: N/A  
 Vision: Neighborhood





**Duran Subdivision, Section One**  
**Era St & Woodruff St**  
 Council District: SMD #3 - Harry Thomas  
 Neighborhood: Belaire  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties:   
 Current Zoning: **RS-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**









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.

**Section 1: Basic Information**

Duran Subdivision Section One

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Proposed Subdivision Name  
 Abst: A-1757 S-0165, Survey: H OELKERS, 1.5510 ACRES

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Current Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))  
 38-01757-0031-000-00

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Tax ID Number(s) (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com) under Geographic ID)

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One Authorized Representative **must** be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative:     Tenant     Property Owner     Contractor     Engineer

Tenant:

Name	Phone Number	Email Address
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Property Owner:

Juan and Norma Duran		
Name	Phone Number	Email Address

Architect/Engineer/Design Professional: Carter-Fentress Engineering    325-215-4332    [ecarter@fentresseng.com](mailto:ecarter@fentresseng.com)

Name	Phone Number	Email Address
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Subdivision Type:

Final Plat     Replat - requiring Planning Commission approval     Plat Vacation  
 Preliminary Plat     Replat - administratively eligible\*     Amended Plat

\*If claiming eligibility for administrative approval, please note that **all of the following criteria** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

**Section 2: Utility & Easement Information**

Water:

City - requesting new services    Proposed size? 1" - 2"  
 City - utilizing existing services    Existing size? \_\_\_\_\_  
 Other    Please specify: \_\_\_\_\_

Sewer:

City - requesting new services    Proposed size? 4"  
 City - utilizing existing services    Existing size? \_\_\_\_\_  
 Other    Please specify: \_\_\_\_\_  
 Septic System    Lot size? \_\_\_\_\_

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision?     Yes     No

If yes, briefly describe each, including the use and size: \_\_\_\_\_

**Section 3: Property Characteristics**

1.320 5

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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    No  
 \*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 1.320    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Proposed Land Use (Include the number of acres devoted to this use):

Vacant \_\_\_\_\_    Single-Family Residential 1.320    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Are there existing structures on the property?    Yes    No

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?    Yes    No

If yes, provide deed reference information: \_\_\_\_\_

Is this proposed plat within the ETJ?\*    Yes    No  
 \*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 1/2 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:** Section & subsection from Subdivision Ordinance from which variance is requested: Article 12, Exhibit C, Chapter 10, Section III, A-2

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 pavement with is 36' for both Era Street and Woodruff Street. The surrounding properties are fully developed leaving the road widening to just the subject property.  
There has not been any detrimental public safety issues, 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.  
all of the property north and south of the subject property is fully developed on both sides of the road leaving the road widening to just the subject property. This would leave just this small area widened on one side of the road, thus not helping in an safety issues.

(Section 4 continues on next page)



Section 4, continued

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.

NA

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

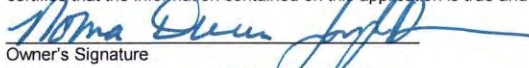
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The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.11 of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

  
 Owner's Signature 8-16-19  
Date

Erica Carter Digitally signed by Erica Carter  
Date: 2019.04.11 11:20:59 -05'00' 4/11/2019  
Date

  
 Representative's Signature Date

**FOR OFFICE USE ONLY:**

Submitted to front desk: \_\_\_\_\_ Deemed preliminary complete: \_\_\_\_\_  
Date Date Time Initials

Received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Time Initials

Completeness review passed?  Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

If yes, when was application scheduled for staff review, if applicable? \_\_\_\_\_  
Date Initials

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? \_\_\_\_\_  
Date Initials

Resubmittal received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Initials

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)  
 Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date


Approvals required for this application:	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

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



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat		2 <sup>nd</sup> Replat of Lots 26-27B, Block 3, Poulter’s Highland Acres Addition	
<b>SYNOPSIS:</b>			
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.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
3950 Arden Road		Being 3.26 acres out of Lots 26, and 27B, Block 3, Poulter's Highland Acres Addition, City of San Angelo, Tom Green County, Texas	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b> <b>SIZE:</b>
SMD #6 – Billie DeWitt Bluffs Neighborhood		Ranch & Estate (R&E) and General Commercial/Heavy Commercial (CG/CH)	Commercial – Rural      3.26 acres
<b>THOROUGHFARE PLAN:</b>			
<i>West Houston Harte Expressway</i> – TXDOT Right-of-way <i>Arden Road</i> – TXDOT Right-of-way			
<b>NOTIFICATIONS:</b>			
6 Notifications were mailed out on May 1, 2019. Zero received in support and Zero in opposition.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Replat of Lots 26-27B, Block 3, Poulter’s Highland Acres subject to <b>Five Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
<u>Property Owner</u> Jim Bass Ford, Inc., John Bass			
<u>Representative</u> Carter-Fentress Engineering, Erica Carter			
<b>STAFF CONTACT:</b>			
Hillary Bueker, RLA Planning Manager (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			

**Conformity with Comprehensive Plan and Intent of Purpose Statements:** 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.

**Recommendation:** 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.

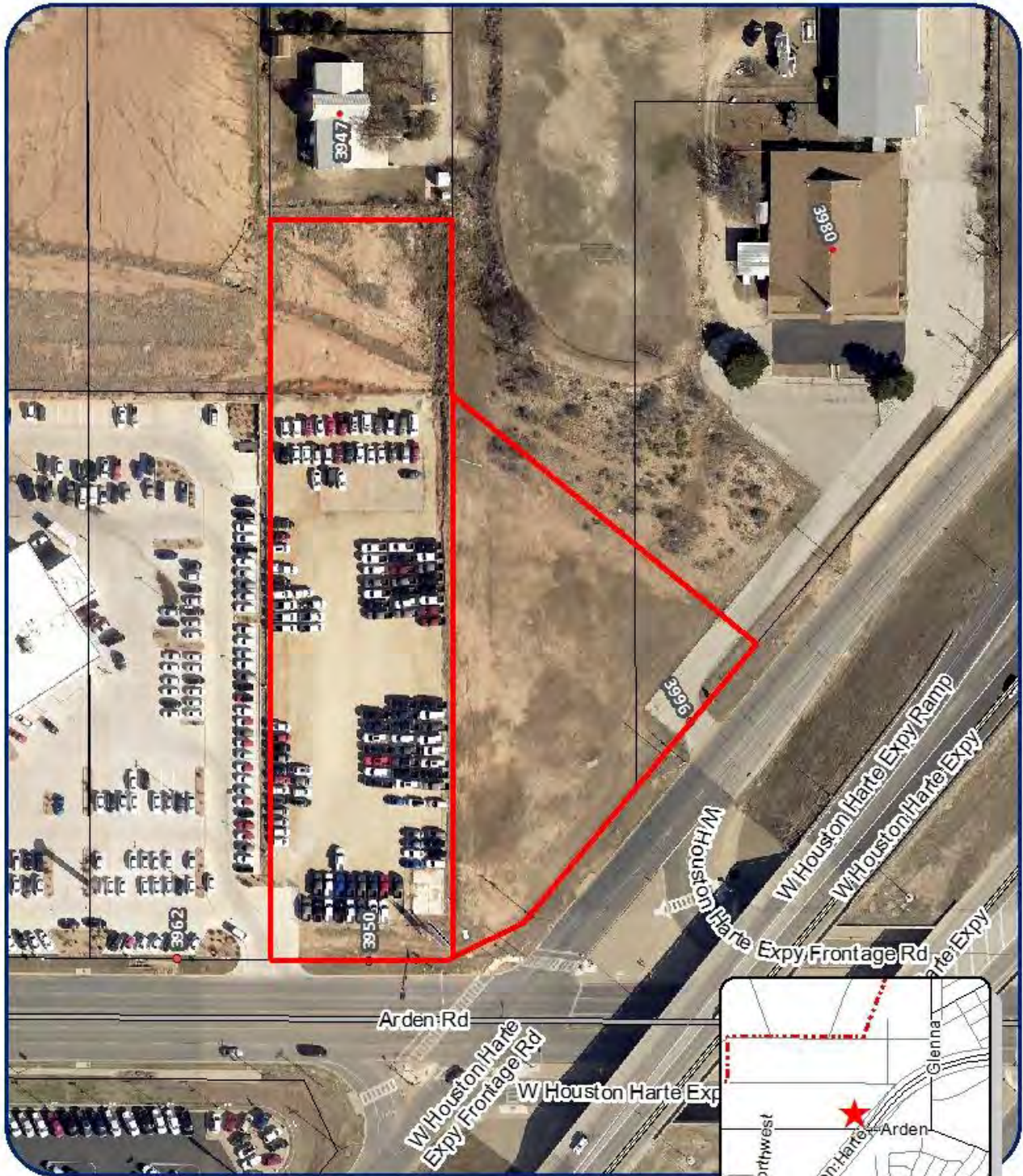


[Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]

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



**Poulter's Highland Acres Addition**  
**2nd Replat in Lots 26 & 27B**

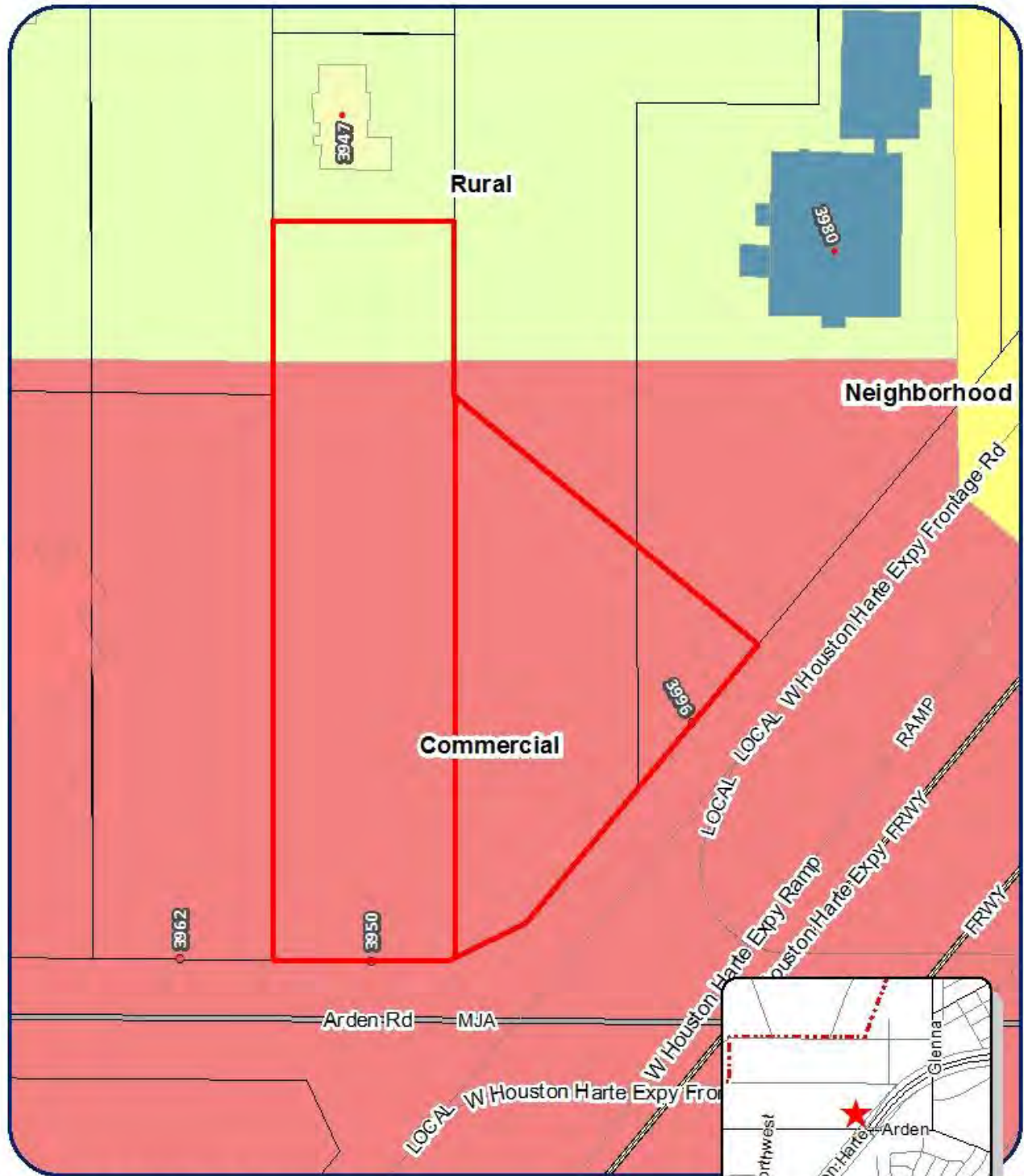
Council District: SMD #6 - Billie DeWitt  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 100 ft

**Legend**

- Subject Properties: —
- Current Zoning: CG/CH - R&E
- Requested Zoning Change: N/A
- Vision: Commercial - Rural







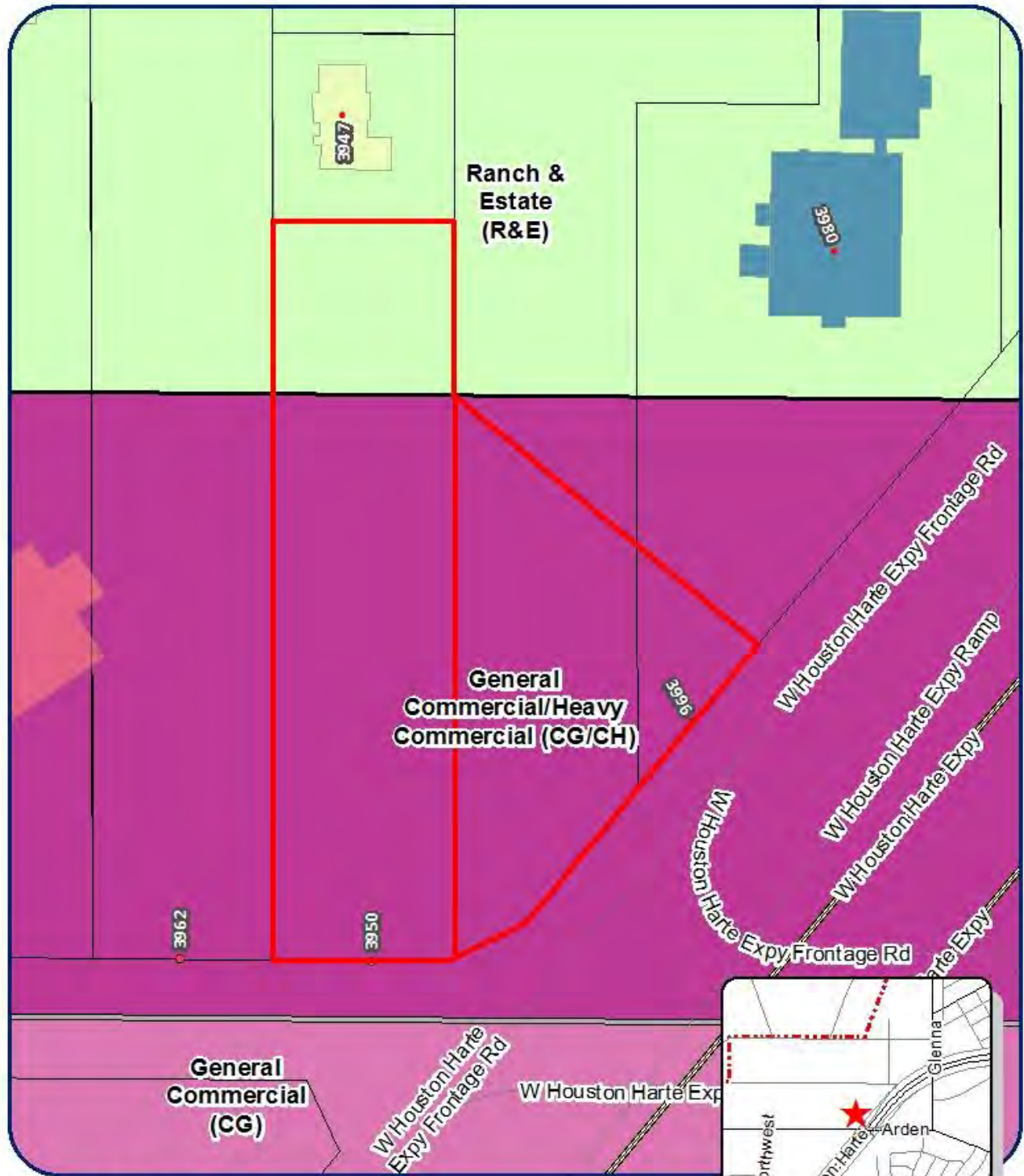
**Poulter's Highland Acres Addition**  
**2nd Replat in Lots 26 & 27B**

Council District: SMD #6 - Billie DeWitt  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties: —  
 Current Zoning: CG/CH - R&E  
 Requested Zoning Change: N/A  
 Vision: Commercial - Rural







**Poulter's Highland Acres Addition**  
**2nd Replat in Lots 26 & 27B**

Council District: SMD #6 - Billie DeWitt  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 100 ft

**Legend**

- Subject Properties:
- Current Zoning: CG/CH - R&E
- Requested Zoning Change: N/A
- Vision: Commercial - Rural



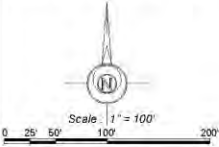

# FIRST REPLAT IN LOTS 26, 27, AND 28, BLOCK 3, POULTER'S "HIGHLAND ACRES" ADDITION

City of San Angelo, Tom Green County, Texas

OWNER: Jim Bass Ford, Inc.

DESCRIPTION: Being 3.26 acres out of Lots 26, 27, and 28, Block 3, Poulter's "Highland Acres" Addition, City of San Angelo, Tom Green County, Texas, according to the Plat Recorded in Volume 1, Page 292 of the Plat Records of Tom Green County, Texas and being comprised of 1.952 acres out of Lot 26 as described in Deed from Patty Alburitis, Administratrix of the Estate of Rachel Elizabeth Alburitis to Jim Bass Ford, Inc. dated June 29, 2015 and recorded as Instrument # 201508520 of the Official Public Records of Tom Green County, Texas and Lot 27B, Replat of Lots 27, 28, and 29, Block 3, Poulter's Highland Acres, City of San Angelo, Tom Green County, Texas, according to the Plat Recorded in Cabinet A, Slide 2 of the Plat Records of Tom Green County, Texas and being the same tract as described in Deed from West Side Baptist Church of San Angelo, Texas to Jim Bass Ford, Inc. dated February 22, 2019 and recorded as Instrument # 201902102 of the Official Public Records of Tom Green County, Texas.

REF: South 25' of Lots 9-36 Block 2 and North 25' of Lots 6-37, Block 3, Lavonne Patterson, et al. to the City of San Angelo, June 1, 1966, Vol. 491, Pg. 33, DR



Bearings and distances shown hereon are based on Poulter's "Highland Acres" Addition, Vol. 1, Pg. 292, PR and 1.952 acres out of Lot 26, Patty Alburitis, Administratrix of the Estate of Rachel Elizabeth Alburitis to Jim Bass Ford, Inc., June 29, 2015, Instrument # 201508520 OPR and Lot 27B, Replat of Lots 27, 28, and 29, Block 3, Poulter's Highland Acres, Cabinet A, Slide 2, PR and Part of Lot 27, Westland Baptist Church to the State of Texas, June 1, 1979, Vol. 691, Pg. 298, DR, Tom Green County, Texas.

Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.

LEGEND:  $\circ$  - Found 1/2" Iron Rod w/ Cap  
 $\bullet$  - Set 5/8" Iron Rod w/ Cap  
 $\otimes$  - Set Chiseled "X" in Concrete

( ) Record Call

DEPARTMENT OF PLANNING

Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
 Director of Planning

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

ACKNOWLEDGEMENT/DEDICATION

We, Jim Bass Ford, Inc., do hereby adopt this plat as a subdivision of our property.

John Bass

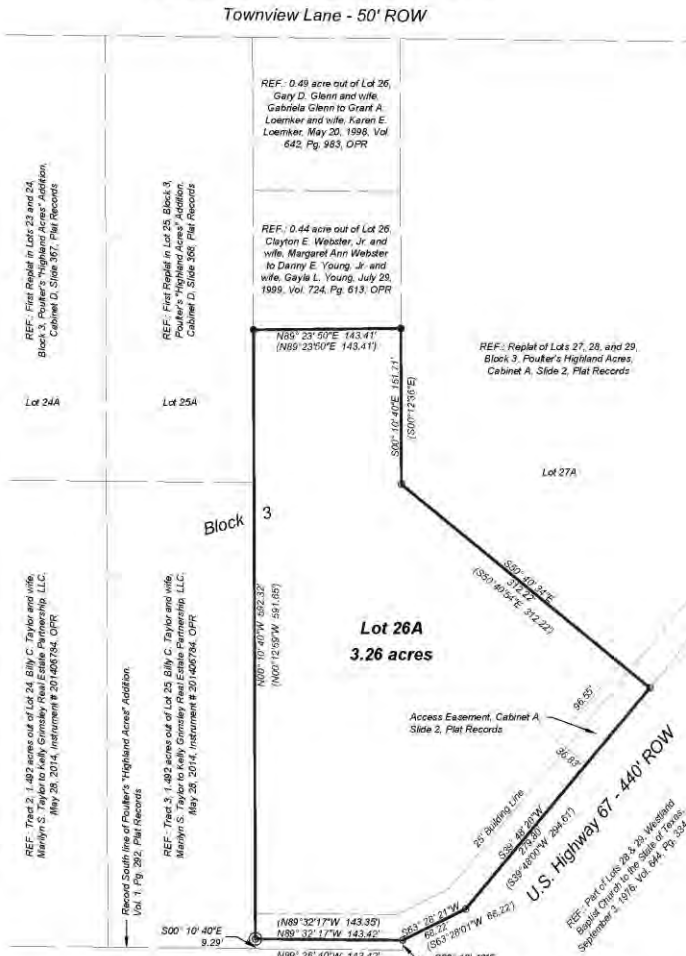
STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before me on

by John Bass

Notary Public, State of Texas



R.M. 853 - Arden Road  
 93' to 94' ROW Nominal Width  
 in use by the State of Texas

COUNTY CLERK  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ @ \_\_\_\_\_  
 By: \_\_\_\_\_

This plat is recorded in Cabinet \_\_\_\_\_ Slide \_\_\_\_\_ of the Plat Records of Tom Green County, Texas.

**SURVEYOR'S CERTIFICATE**  
 Know all men by these presents: that I, W.H. Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo, and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

**THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF W.H. WILDE, R.P.L.S. 4817 ON APRIL 24, 2019. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

W.H. WILDE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4817  
 WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682 www.wilde-eng.com  
 TPPLS Firm # 10,193,837



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.**

**Section 1: Basic Information**

2nd Replat in Lots 26 and 27B Block 3, Poulter’s Highland Acres Addition

Proposed Subdivision Name

DESCRIPTION: Being 3.26 acres out of Lots 26, and 27B, Block 3, Poulter’s "Highland Acres" Addition, City of San Angelo, Tom Green County, Texas,

Current Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

22-39000-0003-027-00 AND 22-39000-0003-026-00

Tax ID Number(s) (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com) under Geographic ID)

One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative:  Tenant  Property Owner  Contractor  Engineer

Tenant:

Name	Phone Number	Email Address
Property Owner: Jim Bass Ford, Inc. John Bass	325-949-4621	john.bass@bassbunch.com
Name	Phone Number	Email Address
Architect/Engineer/Design Professional: Carter-Fentress Engineering/ Erica Carter	325.716.3013	ecarter@fentresseng.com
Name	Phone Number	Email Address

Name	Phone Number	Email Address
Property Owner: Jim Bass Ford, Inc. John Bass	325-949-4621	john.bass@bassbunch.com
Name	Phone Number	Email Address
Architect/Engineer/Design Professional: Carter-Fentress Engineering/ Erica Carter	325.716.3013	ecarter@fentresseng.com
Name	Phone Number	Email Address

Name	Phone Number	Email Address
Architect/Engineer/Design Professional: Carter-Fentress Engineering/ Erica Carter	325.716.3013	ecarter@fentresseng.com
Name	Phone Number	Email Address

Subdivision Type:  Final Plat  Replat - requiring Planning Commission approval  Plat Vacation  
 Preliminary Plat  Replat - administratively eligible\*  Amended Plat

\*If claiming eligibility for administrative approval, please note that **all of the following criteria** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s), and;
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

**Section 2: Utility & Easement Information**

Water:  City - requesting new services Proposed size? \_\_\_\_\_  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: None

Sewer:  City - requesting new services Proposed size? \_\_\_\_\_  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: None  
 Septic System Lot size? \_\_\_\_\_

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision?  Yes  No

If yes, briefly describe each, including the use and size: \_\_\_\_\_



**Section 3: Property Characteristics**

3.26 acres 1

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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    No  
 \*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 \_\_\_\_\_    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_  
 Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Are there existing structures on the property?  Yes    No

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?  Yes    No

If yes, provide deed reference information: \_\_\_\_\_

Is this proposed plat within the ETJ?\*  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.

\_\_\_\_\_

\_\_\_\_\_

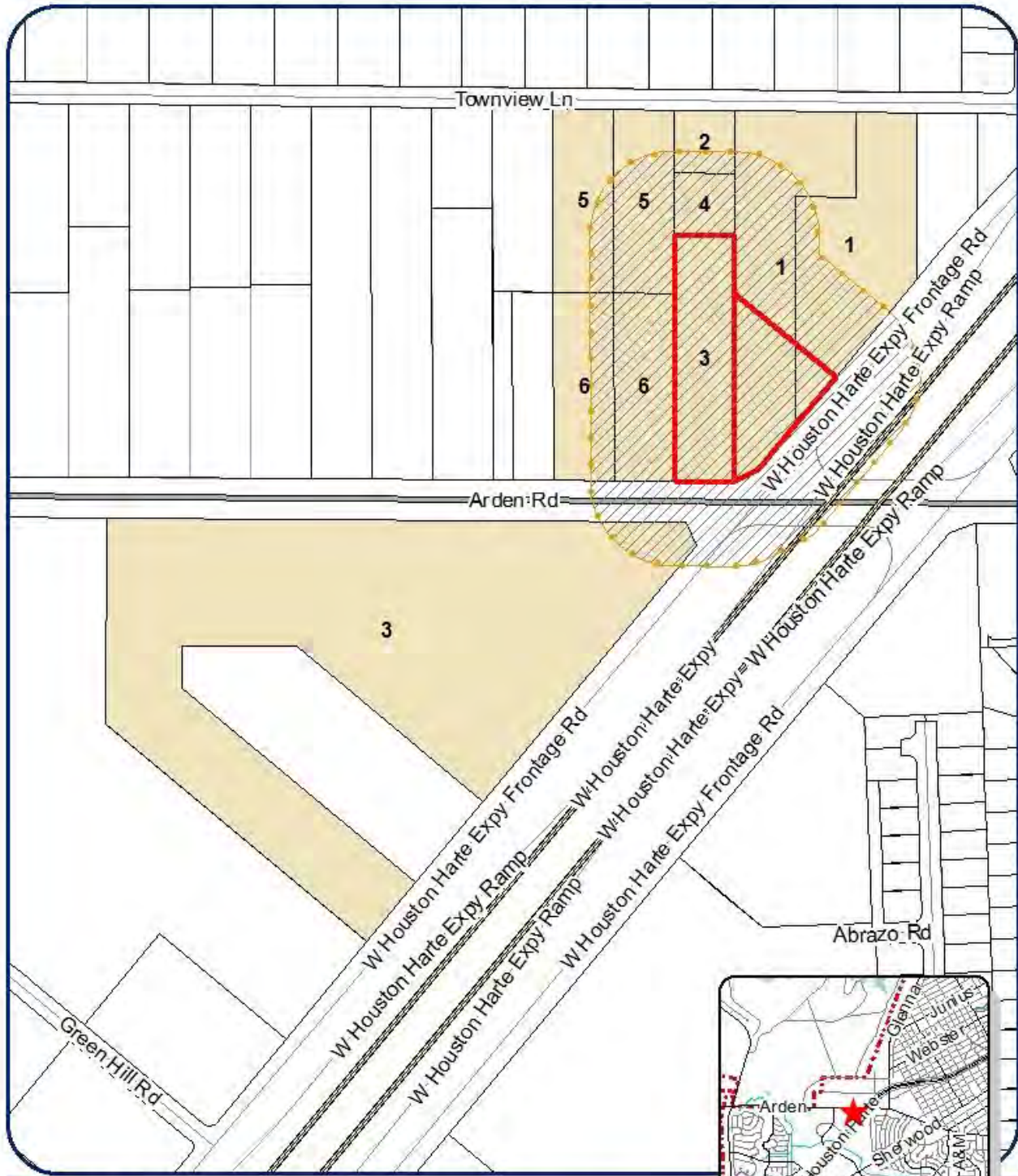
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

\_\_\_\_\_

\_\_\_\_\_

(Section 4 continues on next page)







**Poulter's Highland Acres Addition**  
**2nd Replat in Lots 26 & 27B**

Council District: SMD #6 - Billie DeWitt  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 300 ft

**Legend**  
 Subject Properties: —  
 Current Zoning: CG/CH - R&E  
 Requested Zoning Change: N/A  
 Vision: Commercial - Rural



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



<b>APPLICATION TYPE:</b>	<b>CASE:</b>
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).

<b>LOCATION:</b>	<b>LEGAL DESCRIPTION:</b>
Unaddressed tracts immediately southeast of Hunters Glen Road and Drexel Drive	Being all of Tract J in The Bluffs Addition, Section 30 comprising 10.369 acres, and a 2.038-acre tract described and recorded as Instrument No. 201900000, O.P.R., Tom Green County, Texas.

<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
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

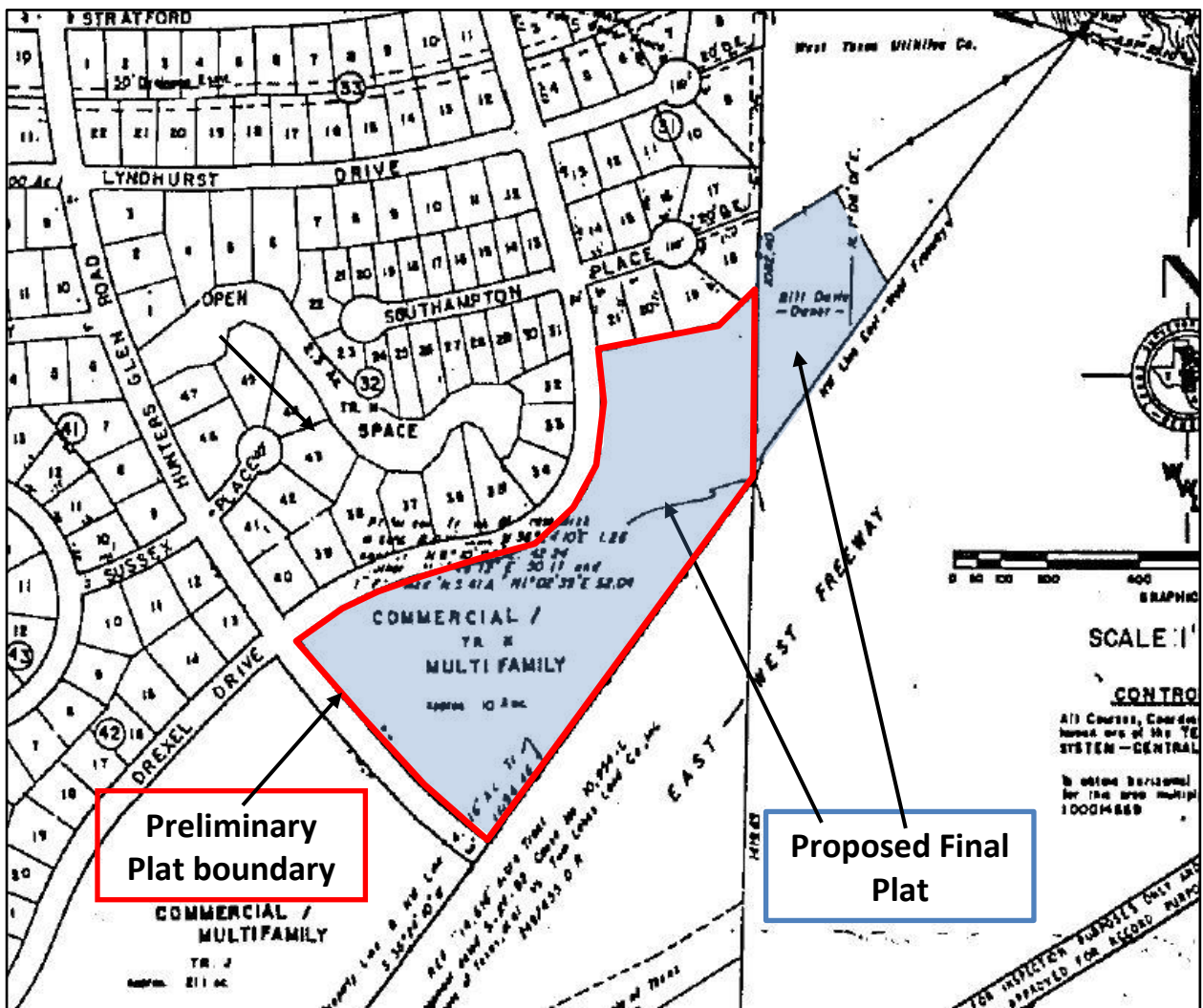
**STAFF RECOMMENDATION:**  
Staff recommends **APPROVAL** of “First Replat of Tract J, The Bluffs Addition, Section 30”, subject to **five Conditions of Approval**.

<b>PROPERTY OWNER/PETITIONER:</b>
Property Owners: EABCO Investments, LLC / Bill Davis Agent: Mr. Russell Gully, SKG Engineering, LLC
<b>STAFF CONTACT:</b>
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>



**Additional Information:** 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.



**Conformity with Comprehensive Plan and Intent of Purpose Statements:** 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

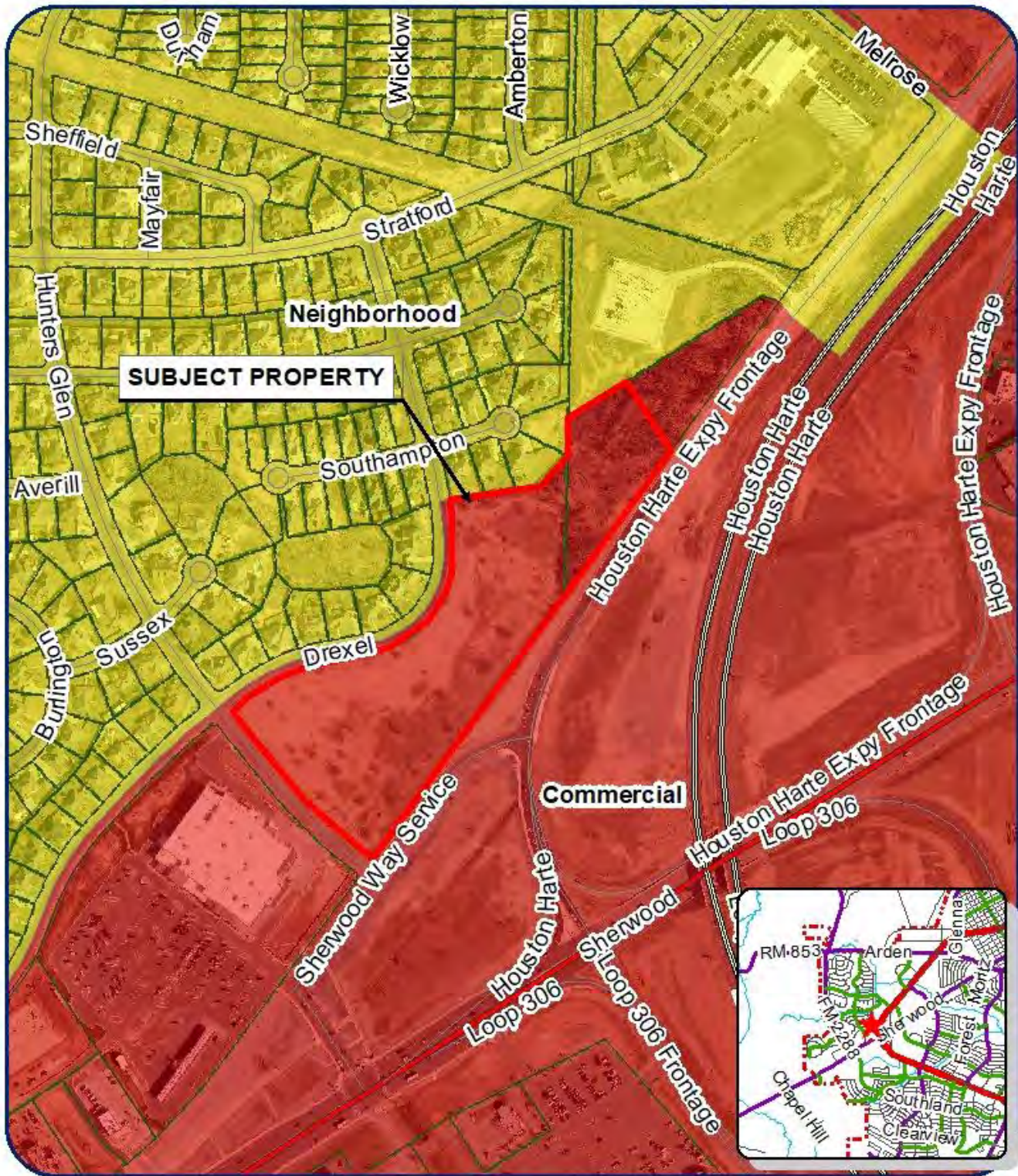
Subject Property: SE of Hunters Glen Rd/Drexel Dr, 12.454 acres

**Legend**

- Subject Properties: —
- Current Zoning: **CG and RM-1**
- Requested Zoning Change: **N/A**
- Vision: **Commercial**







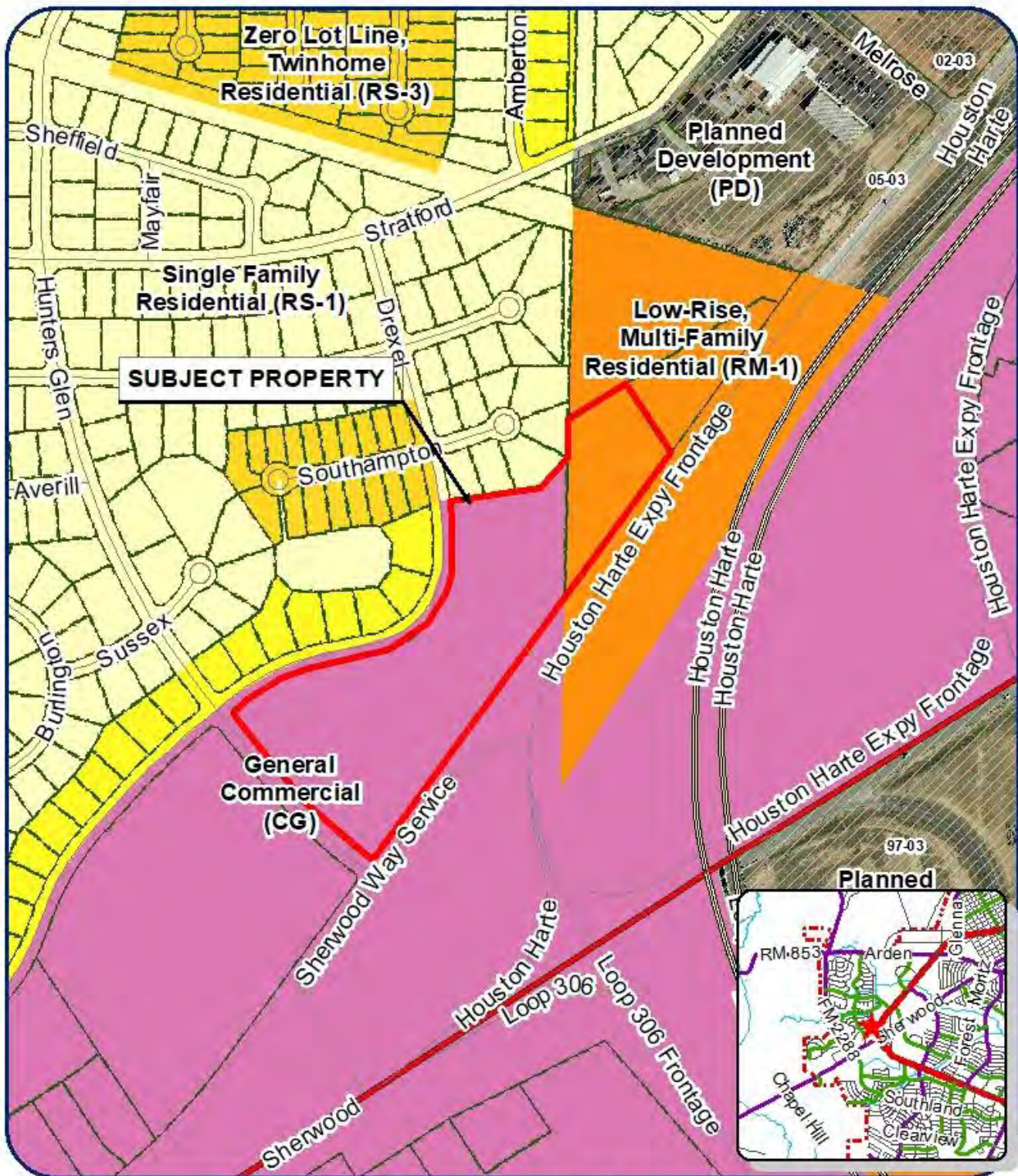


**The Bluffs Addition, Section 30**  
**First Replat of Tract J**  
 Council District: Billie DeWitt (SMD#6)  
 Neighborhood: The Bluffs  
 Scale: 1" approx. = 375 ft  
 Subject Property: SE of Hunters Glen Rd/Drexel Dr, 12.454 acres

**Legend**  
 Subject Properties:   
 Current Zoning: **CG and RM-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Commercial**





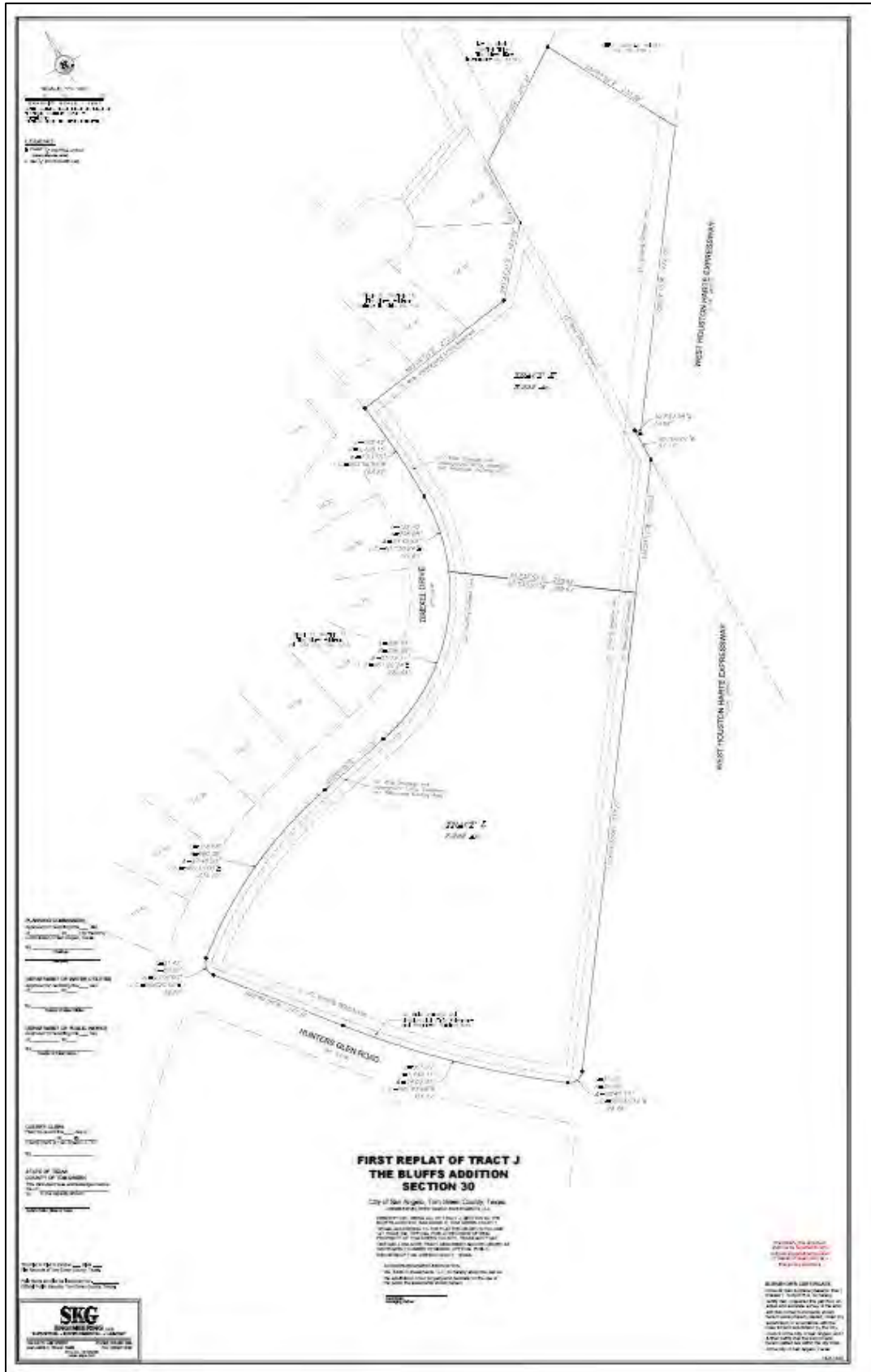
**The Bluffs Addition, Section 30**  
**First Replat of Tract J**

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**  
 Vision: **Commercial**



### Proposed Replat







## 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.

**Section 1: Basic Information**

First Replat of Tract J, Section 30, The Bluffs Addition

Proposed Subdivision Name

Tract J, Section 30, The Bluffs Addition

Current Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

03-14350-0000-010-00

Tax ID Number(s) (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com) under Geographic ID)

**One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.**

Authorized Representative:  Tenant  Property Owner  Contractor  Engineer

Tenant:

	Name	Phone Number	Email Address
Property Owner:	EABCO Investments, LLC	(806) 672-5380	kent@southwesthonda.com

	Name	Phone Number	Email Address
Architect/Engineer/Design Professional:	SKG Engineering	325-655-1288	rg@skge.com

	Name	Phone Number	Email Address
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Subdivision Type:  Final Plat  Replat - requiring Planning Commission approval  Plat Vacation  
 Preliminary Plat  Replat - administratively eligible\*  Amended Plat

\*If claiming eligibility for administrative approval, please note that **all of the following criteria** must be met, otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule:

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

**Section 2: Utility & Easement Information**

Water:  City - requesting new services Proposed size? 2" - 6"  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_

Sewer:  City - requesting new services Proposed size? 4"  
 City - utilizing existing services Existing size? \_\_\_\_\_  
 Other Please specify: \_\_\_\_\_  
 Septic System Lot size? \_\_\_\_\_

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision?  Yes  No

If yes, briefly describe each, including the use and size: \_\_\_\_\_



**Section 3: Property Characteristics**

12.454

2

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    No

*\*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 12.454    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_  
 Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Proposed Land Use (Include the number of acres devoted to this use):

- Vacant \_\_\_\_\_    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_  
 Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail 12.454

Are there existing structures on the property?  Yes    No

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?  Yes    No

If yes, provide deed reference information: \_\_\_\_\_

Is this proposed plat within the ETJ?  Yes    No

*\*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 1/2 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:** Section & subsection from Subdivision Ordinance 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)

Section 4, continued

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 variance will not, in any significant way, vary the provisions of applicable ordinances.


\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.11 of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Owner's Signature \_\_\_\_\_  
  
 Representative's Signature \_\_\_\_\_

Date \_\_\_\_\_  
 4.24.19  
 Date \_\_\_\_\_

FOR OFFICE USE ONLY:

Submitted to front desk: 4/24/19 Deemed preliminary complete: 4/24/19 1:15pm df  
Date Date Time Initials

Received by Development Services Technician for completeness review: 4/24/19 1:15pm df  
Date Date Time Initials

Completeness review passed?  Yes 4/24/19  No \_\_\_\_\_  
Date Date

If yes, when was application scheduled for staff review, if applicable? \_\_\_\_\_  
Date Initials

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? \_\_\_\_\_  
Date Initials

Resubmittal received by Development Services Technician for completeness review: \_\_\_\_\_  
Date Initials

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)

Yes \_\_\_\_\_  No \_\_\_\_\_  
Date Date

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: \_\_\_\_\_

Date Recorded: \_\_\_\_\_