PLANNING COMMISSION – MAY 17, 2021 STAFF REPORT



APPLICATION TYPE:	CASE:
Final Plats	The Meridian Section One-A and One-B
01/01/07/01/0	

SYNOPSIS:

On October 19, 2020, the Planning Commission approved a preliminary plat for The Meridian for 95 new single-family residential lots on 33.045 acres. The applicant then received approval by the Commission on February 15, 2021 for a final plat of Section One for 53 single-family residential lots on the east 11.255 acres within the preliminary plat area. The applicant however, did not file this plat for recording, and has instead resubmitted Section One as two separate plats, One-A for 27 lots and One-B for 26 lots in the same identical area as the prior Section One. The purpose of splitting the area into two separate plats is to allow phasing for development. One-A also removes a 26-foot wide emergency vehicle access easement from Lot 1 which is not required for this plat per the Fire Marshal's Office.

LOCATION:	LEGAL DESCRIP	PTION:	
West of Dominion Ridge and Coral Way	Being 18.326 a No. 8108.	cres in the J. S. Stooksberry Sur	vey No. 8, Abstract
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 6: Larry Miller Neighborhood: Bonham	RS-1	Neighborhood	18.326 ac.

THOROUGHFARE PLAN:

Royal Oak Drive: Urban Collector: 60' right-of-way, 50' pavement; To be provided: as required **Dominion Ridge, Slayde Street, Liliah Lane:** Urban Local Streets, Required: 50' right-of-way, 40' pavement or 36' with a 4' sidewalk; To be provided: 50' right-of-way, 40' pavement

NOTIFICATIONS:

N/A

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of final plats of The Meridian, Section One-A subject to **eight conditions of approval**, and Section One-B, subject to **nine conditions of approval**.

PROPERTY OWNER/PETITIONER:

Owner: Sierra Vista Construction Inc.

Petitioner: Russell Gully, SKG Engineering, LLC

STAFF CONTACT:

Jeff Fisher, AICP Principal Planner

(325) 657-4210, Extension 1550

jeff.fisher@cosatx.us



PLANNING COMMISSION
Final Plats of The Meridian, Section One-A and Section One-B
May 17, 2021

<u>Conformity with the Governing Preliminary Plat:</u> Chapter 5.III.A.2 requires that major subdivisions which include the subject plat be accompanied by a preliminary plat. Chapter 5.III.A.3 of the Land Division and Subdivision Ordinance (LDSO) states that "the final plat shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission". The proposed final plats will split the original The Meridian, Section One, into two separate phases, but the lot sizes and configurations are an identical match. Therefore, the final plats will conform to the governing preliminary plat.

<u>Conformity with Comprehensive Plan and Purpose Statements:</u> Chapter 5.III.A.3(c)(3) of the Land Development and Subdivision Ordinance (LDSO) states that the Planning Commission may "deny approval of the plat, if the Planning Commission finds the 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 properties are located within the Future Land Use of "Residential" in the City's Comprehensive Plan which call to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo neighborhoods." The average lot size is 80' by 135' (10,800 sq. ft.), double the minimum required of 50' by 100' (5,000 sq. ft.) in the RS-1 zoning. This will allow larger, spacious homes consistent with the Comprehensive Plan, and with the general lot size of homes in the area, including the subdivision immediately east, Twin Oakes Addition, Section 31, which also have 80-foot frontages.

Purpose Statements

The proposed plats are consistent with the intent of purpose statements of the LDSO. Dominion Ridge will be extended west from its current location, allowing both plats to have access through the existing paved portion of Dominion Ridge located further east (Statement D). The lot configurations will ensure safe traffic flow and allow extension of water and sewer mains through the development (Statement G). Finally, both plats have dedicated the required 15-foot utility easements to allow the water and sewer lines to be extended through them. As a requirement of approval prior to permitting, Planning is requiring sidewalks along both sides of Royal Oak Drive, an urban collector street, for safe pedestrian movement through the development. Since the right-of-way to be provided is only 60 feet and the required street paving is 50 feet, this will only leave 5 feet on either side of Royal Oak Drive which is insufficient for a 5-foot sidewalk and required 2.5-feet from back of curb. As part of the sidewalk requirement, the Planning Division recommends that the 15-foot utility easements include "pedestrian access" to allow a sidewalk to be placed within them (Statement L).

Recommendations:

Staff recommends **APPROVAL** of a final plat of The Meridian, Section One-A, subject to **eight conditions of approval**:

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, 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, per Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections, and per Land Development and Subdivision Ordinance, Chapter 12.I.B, complete the installation in accordance with the approved version of these plans. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period.
- 3. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.A, City of San Angelo Standards & Specifications, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections, and per Land Development and Subdivision Ordinance, Chapter 11.I.B, complete the installation in accordance with the approved version of these plans. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period.
- 4. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10, prepare and submit plans for approval, illustrating the required construction of Dominion Ridge Drive, meeting the requirements for an "urban" local roadway with a minimum 40 feet of pavement, or 36 feet with a 4-foot sidewalk. Once plans are approved, construct street to City specifications. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period. A second alternative, per Land Development and Subdivision Ordinance, Chapter 1.IV, would be to obtain approval of a variance from the Planning Commission.
- 5. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10, prepare and submit plans for approval, illustrating the required construction of Slayde Street, meeting the requirements for an "urban" local roadway with a minimum 40 feet of pavement, or 36 feet with a 4-foot sidewalk. Once plans are approved, construct street to City specifications. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period. A second alternative, per Land Development and Subdivision Ordinance, Chapter 1.IV, would be to obtain approval of a variance from the Planning Commission.
- 6. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10, prepare and submit plans for approval, illustrating the required construction of Royal Oak Drive, meeting the requirements for an "urban" collector roadway with a minimum 50 feet of pavement. Once plans are approved, construct street to City specifications. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period. A second alternative, per Land Development and

PLANNING COMMISSION Final Plats of The Meridian, Section One-A and Section One-B May 17, 2021

Subdivision Ordinance, Chapter 1.IV, would be to obtain approval of a variance from the Planning Commission.

- 7. Prior to plat recordation, per Chapter 12, Planning and Development, Sec 12.05.001; 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. Alternatively, per Chapter 12, Planning and Development, Sec. 12.05.004, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development.
- 8. Prior to plat recordation, per 2015 International Fire Code, Section 507.5, and Appendix D, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

Note:

1. Prior to building permit issuance, per Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications, prepare and submit plans for approval, illustrating the proposed installation of sidewalks on both sides adjacent to Royal Oak Drive, a future collector street, for public safety, and prior to occupancy, per Standard Specifications and Details for Construction, Detail S-FF-1, City of San Angelo Standards and Specifications, complete the installation in accordance with the approved version of these plans. If placement of sidewalks are not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Staff recommends **APPROVAL** of a final plat of The Meridian, Section One-B, subject to **nine conditions of approval**:

- 1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, 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, per Land Development and Subdivision Ordinance, Chapter 9.III.A.1, the developer shall obtain approval, and record the adjacent plat, "The Meridian, Section One-A, which provides exclusive access to this property through Dominion Ridge, an approved, accepted, and publicly dedicated street right-of-way.
- 3. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections, and per Land Development and Subdivision Ordinance, Chapter 12.I.B, complete the installation in accordance with the approved version of these plans. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these

improvements within a 3-year period.

- 4. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.A, City of San Angelo Standards & Specifications, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections, and per Land Development and Subdivision Ordinance, Chapter 11.I.B, complete the installation in accordance with the approved version of these plans. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period.
- 5. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10, prepare and submit plans for approval, illustrating the required construction of Dominion Ridge Drive, meeting the requirements for an "urban" local roadway with a minimum 40 feet of pavement, or 36 feet with a 4-foot sidewalk. Once plans are approved, construct street to City specifications. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period. A second alternative, per Land Development and Subdivision Ordinance, Chapter 1.IV, would be to obtain approval of a variance from the Planning Commission.
- 6. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 10, prepare and submit plans for approval, illustrating the required construction of Liliah Lane, meeting the requirements for an "urban" local roadway with a minimum 40 feet of pavement, or 36 feet with a 4-foot sidewalk. Once plans are approved, construct street to City specifications. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 3-year period. A second alternative, per Land Development and Subdivision Ordinance, Chapter 1.IV, would be to obtain approval of a variance from the Planning Commission.
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PLANNING COMMISSION Final Plats of The Meridian, Section One-A and Section One-B May 17, 2021

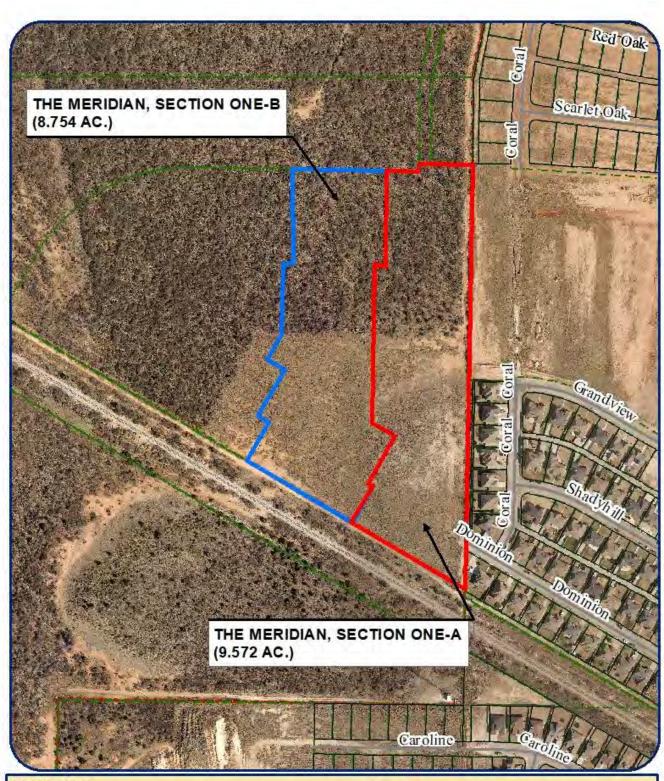
9. A temporary turnaround consisting of a cul-de-sac, Y, or hammerhead should be installed on any dead-end roadway exceeding 750 feet until such time that the roadway is connected to the existing streets outside the new subdivision.

Note:

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Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Proposed The Meridian One-A
Proposed The Meridian One-B
Applications



Final Plats The Meridian, Section One-A The Meridian, Section One-B Council District: Billie DeWitt - District 6

Neighborhood: Bonham

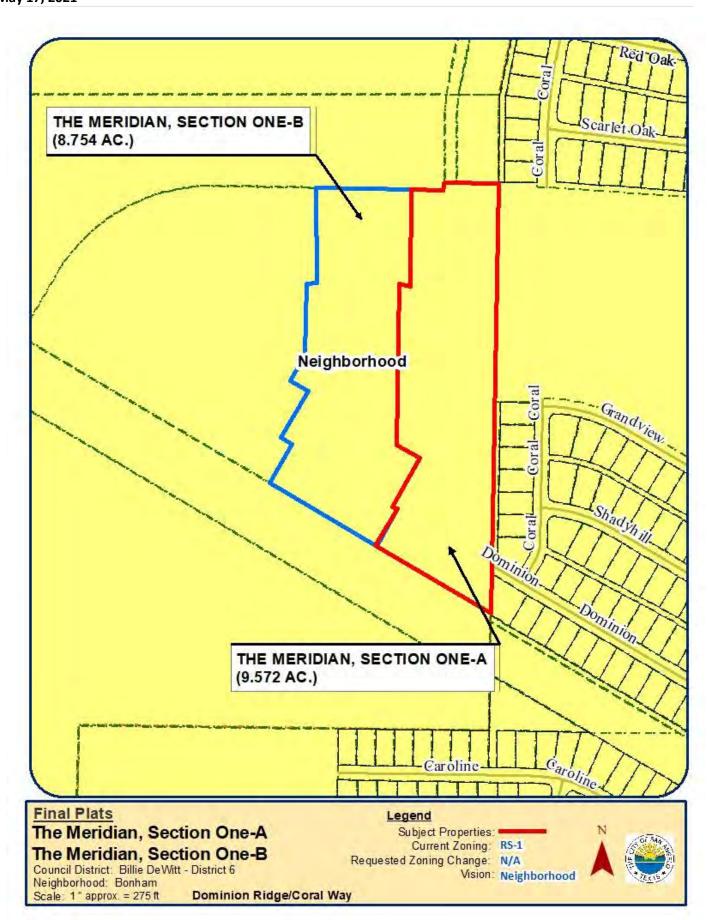
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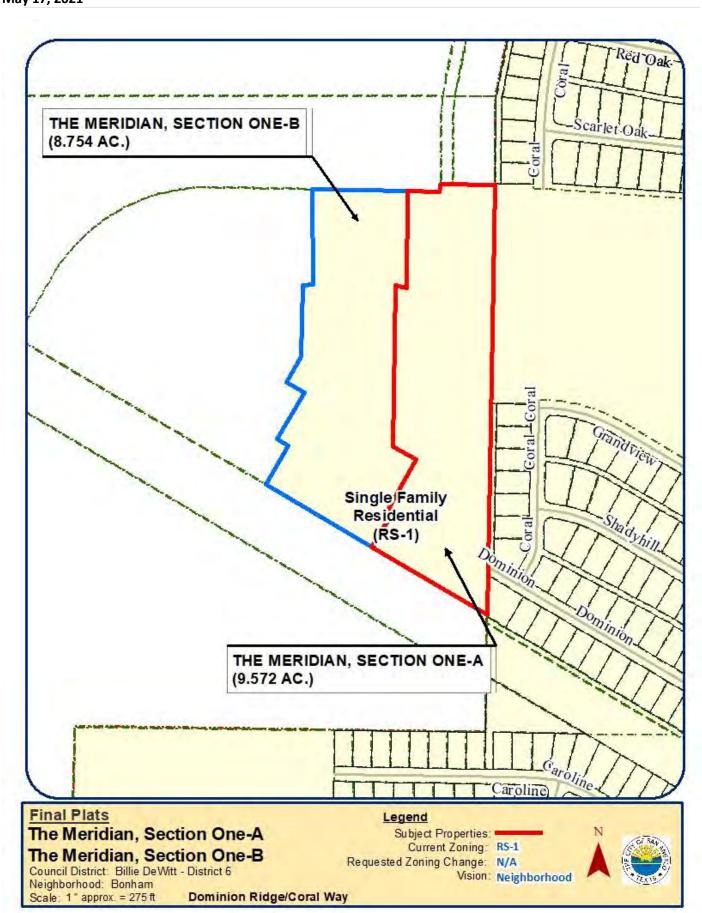
Dominion Ridge/Coral Way

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.

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Architect/Engineer	/Design Profes	Name	il garagia e		-	Phone Number		Email Address
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The owner understands that upon approval of this authilited plat, perial has improvements may be required and that no plats will be released for recording or building permits bested until such improvements are installed and accepted by the City or a suitable performance guarantee safety been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for submission approval and that the authivision 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 horsby applies for subdivision plat approval in excendence with the subdivision policies and regulations of the City of San Angelo and certification the information-contained on this application is true and accurate to the best of my knowledge.

Owner's Signature Superior Signature Superior Signature Superior S

4-9-2021 Date 4-9-2021 Date

Representative's Signature

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City of San Angelo, Texas - Planning Land Subdivision Application



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

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Property Owner:	Sierra VI	sta Constr	uction, Inc.	325-212-9257		sier	ravistaconstru	ction@live.cor
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Architect/Engineer/	Design Profess	donal: SKG	Engineering	3	25-655-1288			rg@skge.com
		Name			Phone Number		E	mail Address
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PLANNING COMMISSION – May 17, 2021 STAFF REPORT



APPLICATION TYPE:	CASE:
Final Plat	Arden Estates, Section Four

SYNOPSIS:

A request for approval of a Final Plat for Arden Estates, Section Four; being 12.925 acres generally located southwest of the intersection of Arden Road and Northwest Drive.

	LEGAL DESCRIPTION:		
Southwest of the intersection of Arden Road and Northwest Drive	Being 12.925 acres of land out of L Section Three, Arden Acres according 364, Plat Records of Tom Green Coun	g to the plat recorded in	•
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District # 6 – Billie DeWitt Neighborhood: Bluffs	General Commercial (CG)	Commercial	12.925 acres

THOROUGHFARE PLAN:

Arden Road – Urban Major Arterial Street, Required 80' min. ROW (98' existing), 64' pavement width (64' existing)

Northwest Dr. – Minor Arterial. Required 60' right of way; 50 Ft. paving Provided 60' right-of-way; 50 ft. paving

NOTIFICATIONS:

NΑ

STAFF RECOMMENDATION:

Staff recommends APPROVAL of Arden Estates, Section Four, with Seven Conditions of Approval.

PROPERTY OWNER/PETITIONER:

Property Owner: SJWF, LLC

Agent: Mr. Russell Gully, SKG Engineering,

LLC

STAFF CONTACT:

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



PLANNING COMMISSION Arden Estates, Section Four May 17, 2021

<u>Additional Information:</u> The proposed final plat creates 2 commercial lots in Block 4 and Block 5. This property fronts on Arden Road. This area was approved for General Commercial zoning by City Council at their meeting on May 4, 2021. No variances were requested by the applicant.

<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III.A.2(c)(4) of the Subdivision Ordinance states that the Planning Commission may approve a "final plat that shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission. A final plat that does not conform with the preliminary may require submission of a revised preliminary plat, for review by the City Planning Commission."

Comprehensive Plan

The subject land is designated Commercial in the City's Comprehensive Plan. With the overall preliminary plat approved by Planning Commission commercial lots represented by this plat are consistent with the Comprehensive Plan.

Purpose Statements

The proposed replat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. To assist in guiding the future growth and development of the City in accordance with City plans and requirements. (Statement E); to provide for low city maintenance costs and a quality of development that will retain stable tax values (Statement J); and to provide for the orderly, safe and efficient development of the City and surrounding area. (Statement C). The proposed plat will follow the current pattern of development within this area.

<u>Recommendation</u>: Staff recommends the approval of Final Plat for Arden Estates, Section One with the following **Seven 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. [Chapter 12, Planning and Development, 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. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage.
- 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].

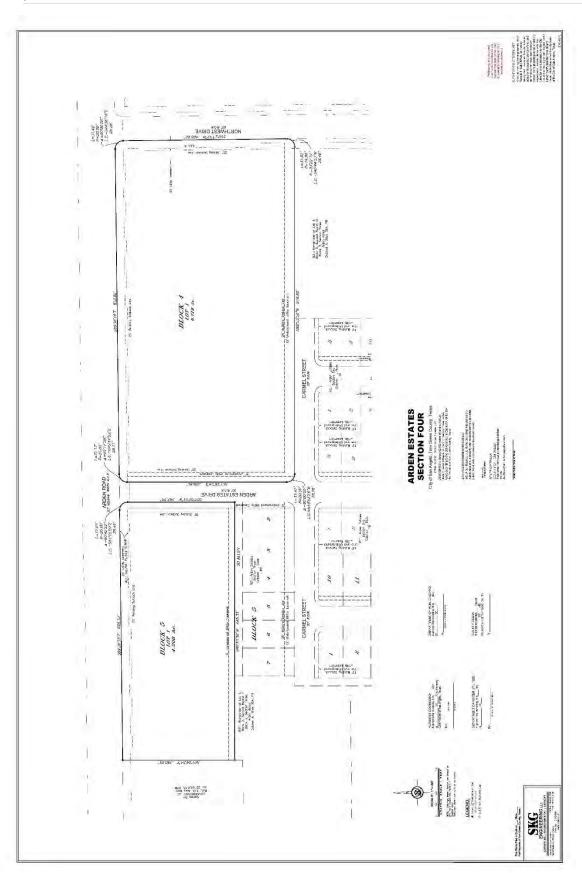
- 4. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
- 5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Arden Estates Drive, meeting the requirements for an "urban" local roadway. [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, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D
- 7. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V, and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk plan for approval, illustrating the proposed installation of sidewalks on the south side of Arden Road, west side of Northwest Drive, and both sides of Arden Estates Drive. If placement of sidewalks are not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Note:

- a) Future installation of infrastructure and service connections will require a TxDOT UIR permit prior to construction. Coordinate with Engineering Services to facilitate this permit.
- b) Prior to final building occupancy, per Standard Specifications and Details for Construction, Detail S-FF-1, City of San Angelo Standards and Specifications, complete the installation in accordance with the approved version of this master sidewalk plan.

Attachments:

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





City of San Angelo, Texas - Planning Land Subdivision Application



NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1)

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One Authorized F	Representative must be selected	below. All communica	ations regarding this appl	ication will b	e conducted with this individua
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Tenant:					
Terrant.	Name	Phone	Number		Email Address
Property Owner:	SJWF, LLC / Arden Estat	es, LLC 713	-334-5514		steve@resolutioninc.net
	Name		e Number		Email Address
Architect/Engineer	/Design Professional: SKG Engil	neering	325-655-1288		rg@skge.com
	Name		Phone Numl	per	Email Address
Subdivision Type:	☐ Final Plat	Replat - requiring Pl	anning Commission approv	ral 🗆	Plat Vacation
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PLANNING COMMISSION – May 17, 2021 STAFF REPORT



APPLICATION TYPE:	CASE:
Final Plat	South Jackson's Red Arroyo Crossing Subdivision

SYNOPSIS:

A request for approval of a Final Plat for South Jackson's Red Arroyo Crossing Subdivision; being 1.573 acres out of the H. Hornburg Survey No. 175, Abstract No. 350, City of San Angelo, Tom Green County, Texas; generally located at 4515 South Jackson Street, south of the intersection of South Jackson Street and Gibbs Drive.

	LEGAL DESCRIPTION:					
4515 S Jackson Street; south of the intersection of South Jackson Street and Gibbs Drive.	Being 1.573 acres of land out of the H. Hornburg Survey No. 175, Abst No. 350, City of San Angelo, Tom Green County, Texas.					
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:			
SMD District # 1 – Tommy Hiebert Neighborhood: Rio Vista	Heavy Commercial (CH)	Open Space	1.573 acres			

THOROUGHFARE PLAN:

South Jackson Street – Urban Major Arterial Street, Required 80' min. ROW (80' existing), and 64' pavement width (64' existing)

NOTIFICATIONS:

NA

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of South Jackson's Red Arroyo Crossing Subdivision, with **Two Conditions of Approval.**

PROPERTY OWNER/PETITIONER:

Property Owner: Lemire Gilbert Agent: Erica Carter: Carter-Fentress

Engineering, LLC

STAFF CONTACT:

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



<u>Additional Information:</u> The proposed final plat creates 3 commercial lots in Red Arroyo Crossing Subdivision. This property fronts on South Jackson Street and is zoned Heavy Commercial. The intent of the proposed platting is to dedicate Lot 2, a significate drainage area, to the City of San Angelo. No variances were requested by the applicant.

<u>Conformity with Comprehensive Plan and Intent of Purpose Statements:</u> Chapter 5.III.A.2(c)(4) of the Subdivision Ordinance states that the Planning Commission may approve a "final plat that shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission. This final plat does conform with the general development planned for this area.

Comprehensive Plan

The subject land is designated Commercial in the City's Comprehensive Plan. The proposed commercial lots represented by this plat are consistent with the Comprehensive Plan.

Purpose Statements

The proposed replat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. To assist in guiding the future growth and development of the City in accordance with City plans and requirements. (Statement E); to provide for low city maintenance costs and a quality of development that will retain stable tax values (Statement J); and to provide for the orderly, safe and efficient development of the City and surrounding area. (Statement C); and to protect and provide for the public health, safety and general welfare of the City of San Angelo (Statement B). The proposed plat will follow the current pattern of development within this area.

<u>Recommendation</u>: Staff recommends the approval of Final Plat for South Jackson's Red Arroyo Crossing Subdivision with the following **Two Conditions of Approval**:

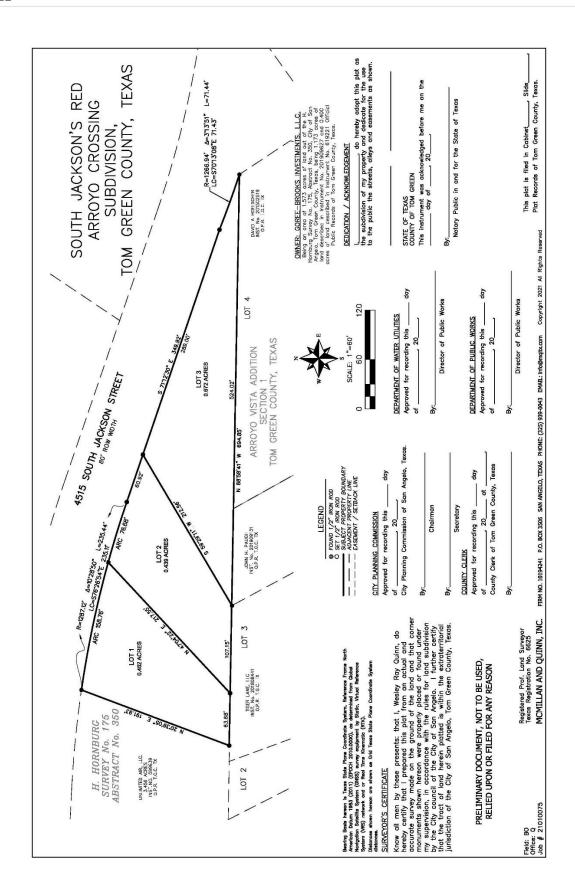
- 1. Prior to plat recordation, per Subdivision Ordinance, Chapter 7.II.A., provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
- 2. Prior to plat recordation, please note on the plat the following statement: Fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code Section 503.

Note:

Portions of these proposed lots are located in the floodplain and floodway and will have additional requirements for development. Contact the City Floodplain administrator at 657-4201 for more information. The entirety of Lot 2 and majority of Lots 1 & 3 are located within the floodway. Any development activities within this zone are prohibited unless FEMA and COSA requirements are completed.

Attachments:

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







Facing South Jackson Red Arroyo area being subdivided.



Drainage area and residence beyond the drainage that are part of the plat.



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.

		Hornburg Survey N statement or at <u>www.tomgreencad.cbm</u>) O + 38-00350-00 nt or at <u>www.tomgreencad.com</u> under Geogr	0.175, Abstract NO. 350
One Authorized F	Representative <u>must</u> be selected beli	ow. All communications regarding this ap	pplication will be conducted with this individual.
Authorized Repres	entative:	erty Owner	gineer
Tenant:	The second secon		
	Name	Phone Number	Email Address
Property Owner:	Name	Phone Number	FUNALL
i na a niemovo	11	c . r	Email Address
Architect/Engineer	Design Professional: Carter - Name	entress ENGINEERING 30	25-716.3013 ecarter@fent
Subdivision Type:	Final Plat	Replat - requiring Planning Commission appl	mind Distance in
		Replat - administratively eligible*	
*If claimi		그리고 가는 이 그들이 있는 것이 없이 없는 것이 아니는 아이를 하지만 하는데 없는데 없다.	☐ Amended Plat ia must be met; otherwise, the application will be
schedule	ed for hearing by Planning Commission	according to the adopted COSA submittal s	chedule.
	■ includes no more than four new lo	ts or tracts;	
	no dedication of land (including rig	ht-of-way, right-of-way expansion, corner clip	o dedication, etc) is required;
	all new lots or tracts front onto an	existing public street right-of-way which is full	lly improved to City specifications;
	no extension of water or sewer ma	ains are required to furnish service to the new	v lots or tracts;
	there is an absence of need for a c	detailed drainage plan;	
	 existing easement(s) for utilities ar without the formalized release of s 	re not removed or realigned without the expre aid easement(s); and,	ess written permission from each utility service, or
	in the case of replats requiring not	ification, no written opposition is received bef	fore the close of the public hearing.
Section 2: Utili	ty & Easement Information		
/ater:	☐ City - requesting new services	Proposed size?	
	City - utilizing existing services	Existing size? 12"MAIN	
	☐ Other	Please specify:	
ewer:	☐ City - requesting new services	Proposed size?	
20.40	City - utilizing existing services	Existing size? 8" MAIN	
	Other	Please specify:	
	☐ Septic System	Lot size?	
		LW OKE!	

Total Acreag	e of Propos	sed St	bdivision	/Resu	bdivis	sion			Tot	al Nur	nber of	Lots P	ropose	d			
Existing Zoni	ing:																
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las the zonii NOTE: if so,	ng or deed notification	restric n is re	ctions for quired, ar	this pr	opert	y limited onal notit	each lot t	o no m e is req	ore than t	wo dw	elling u	nits?*	□ Y	es	□ N	la	
xisting Land	d Use (Inclu	ude the	e number	of ac	res de	evoted to	this use):										
	Vacant					Single-F	amily Res	sidentia	i		_ [Off	ice				
	Multi-Far	mily R	esidential				Indus	strial/M	anufacturi	ng _			Con	nmerci	al/Reta	i 1.	573
roposed Lai																	
	Vacant								ű.		-	l Off	ico				
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this proposition the E	esting deed es, provide ed plat with ETJ (Extra-	deed nin the Territo	reference ETJ?* orial Juris quests ication be	Yes information diction	mation is an is an	No N	□ N N N N N N N N N N N N N	lo City lin	nits but er	псотр	passing	all land	d within	3 ½ m	niles of	it	
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PLANNING COMMISSION South Jackson's Red Arroyo Crossing Subdivision May 17, 2021

City Council (cases with appeal)

Date of Approval Expiration: ___

Date Recorded:

☐ Because of the particular physical surroundings, shape, or to	CARREST AND ARRESTS ARRESTS AND ARRESTS AN		
to the owner would result, as distinguished from a mere inconveni	pographical conditions of the ence, if the strict letter of the	e specific property in ese regulations is ca	nvolved, a particular hardsh rried out.
-			
☐ The variance will not, in any significant way, vary the provision	ns of applicable ordinances.		
the City. Furthermore, the owner is aware of all fees and costs involved in ayable to the City regardless of the outcome of this request. Lastly, the own ithin seven calendar days, as required by Chapter 7.II of the Subdivision On the undersigned hereby applies for subdivision plat approval in accordance or this application is true and accurate where signature epresentative's signature OR OFFICE USE ONLY: Deemed preliminary composition of the control	e with the subdivision policie to the best of my knowledge	provide recording inf	ormation of the plat in writin
eceived by Development Services Technician for completeness review:	Doto	Flore	
mpleteness review passed?	□ No	Time	Initials
Date	Date		
	Date		
If yes, when was application scheduled for staff review, if applicable?	Date	Initials	
	Date		Initiala
If yes, when was application scheduled for staff review, if applicable? If no, when was rejection & list of deficiencies (attach copy) sent to Author	Date norized Representative?	Initials Date	Initials
If yes, when was application scheduled for staff review, if applicable?	Date norized Representative?		Initials Initials
If yes, when was application scheduled for staff review, if applicable? If no, when was rejection & list of deficiencies (attach copy) sent to Author	Date norized Representative? npleteness review:	Date Date	Initials
If yes, when was application scheduled for staff review, if applicable? If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Resubmittal received by Development Services Technician for completeness review passed? (Note: If resubmittal still Representative.)	Date norized Representative? npleteness review: incomplete after a second	Date Date	Initials
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If yes, when was application scheduled for staff review, if applicable? If no, when was rejection & list of deficiencies (attach copy) sent to Authority Resubmittal received by Development Services Technician for completeness review passed? (Note: If resubmittal still Representative.)	Date norized Representative? npleteness review: incomplete after a second	Date Date review, schedule a	Initials

Effective January 3, 2017



City of San Angelo, Texas - Planning Division

OF SAN

52 West College Avenue AFFIDAVIT
Owner Permission-To-Named-Representative
STATE OF TEXAS
COUNTY OF TOM GREEN Section 1: Owner, Property, and Representative Information
0 1
Print Property Owner Name, make this affidavit and hereby on oath state the following:
I, being the ☑ sole ☐ partial owner of the following property:
4515 S. JACKSON ST. SANANGELO TX 325-939-0043 lemiregme yahoo.
Legal Description of Location (can be found on property tax statement or at (www.tomgreencad.com):
1.573 Acres, H. Hornburg. Survey No. 175 Abstract No. 350
11. 17 HEVES, 11. HOTHING. OUT-VOT NO. 110 AUSTYACT NO. 870
give my permission to below named representative, to apply for approval of a Planning application (e.g. Zone Change,
special Use, Conditional Use, etc.) on the above-described property.
Please print) Representative's Organization, or Entity
Please print) Representative's Organization, or Entity
Signed this the 20 day of March, 20 21.
algred this the day of A 1011 CAY, 20 A
TOUTON / NILLIAM
SUNU (MUM)
Signature of the Property Owner
Section 2: Notary Public Information
Language Attack
BEFORE ME, the undersigned authority, this day personally appeared(
Name
n oath stated that the facts hereinabove stated are true to the best ofknowledge or belief.
WORN TO AND SUBSCRIBED before me on this the Above day of MAYCA, 20 1.
La dobata a construir de la co
\$ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
Leuren Quinn My Commission Expires
01/31/2023 ID No. 131875149
Nøtary Public, State of Texas
Notary Public, State of Texas

PLANNING COMMISSION – May 17, 2021 STAFF REPORT



APPLICATION TYPE:	CASE:
Replat	First Replat of North 105 Feet of Lot 1, Block 5 Sheppard's Addition
SYNOPSIS:	

The applicant is proposing to replat a portion of Lot 1 into the lot that he owns. The owner of the remaining portion of Lot 1 and the adjoining lot is re-platting her property into two lots to accommodate the demolition of the house on Lot 1 and construction of a new single-family home. As part of the request, the applicant has applied for a variance, to allow a deficient paving width of 36 feet with curb and gutter in lieu of the required 40 feet or 36 feet with a 4 foot sidewalk for North Irene Street and East Coke Street, both urban local roads. The proposed lot has a house and garage on it that will be demolished and rebuilt. The new lot 1A complies with the minimum lot area, lot frontage, and lot depth of the RS-1 Zoning District.

LOCATION:	LEGAL DESCRIPTION	:	
1231 Coke Street	Being N105' of Lot 1	, Block 5, Sheppard's Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood: Fort Concho East	RS-1	N – Neighborhood	0.121 acres

THOROUGHFARE PLAN:

Coke Street – Urban Local Street - 50' ROW required (80' existing), 40' or 36' with a 4' sidewalk pavement required (36' provided)

North Irene Street – Urban Local Street - 50' ROW required (80' existing), 40' or 36' with a 4' sidewalk pavement required (36' provided)

NOTIFICATIONS:

23 notifications were mailed with a 200-foot radius on March 30, 2021 for this replat. One response received in favor and zero responses received in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of a First Replat of Lot 1 Block 5, Sheppard's Addition, and **APPROVAL** of both **VARIANCES** to maintain 36 feet of paving width with curb and gutter for North Irene Street and East Coke Street, subject to **four conditions of approval**.

PROPERTY OWNER/PETITIONER:

Applicant: Russell Gully, SKG

Engineering LLC

STAFF CONTACT:

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



<u>Conformity with Comprehensive Plan and Intent of Purpose Statements</u>: Chapter 5.III of the Subdivision Ordinance states that the Planning Commission may "deny approval of the (re) plat, if the Commission finds the 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." The "Neighborhood" designation in the City's Comprehensive Plan which intends to "promote vibrant and viable neighborhoods." The purpose of the plat is to align ownership with a plat. The proposed plat would allow the property owners to make improvements to their land consistent with the above policy.

The proposed replat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe and efficient development (Statement C) will also provide for a systematic and accurate record of land development (Statement F).

<u>Variances</u>: In accordance with Chapter 1, Section IV.A, the Planning Commission <u>shall not approve</u> a variance unless the request meets the four criteria below based upon the evidence that is presented:

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

The applicant stated that granting of this variance request would not be detrimental to the public safety, health or welfare, or be injurious to other property as this area functions and will continue to function in its current condition. The segments of North Irene Street and East Coke Street beside the proposed lot is pavement, curb and gutter that meetings the needs of the neighborhood and there have been no traffic issues in this area. Staff supports the variance to allow the applicant to maintain the existing paving width on North Irene Street and East Coke Street in this location the streets sufficiently serve the neighborhood with the existing 36-foot pavement and there is existing curb and gutter in this area.

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 indicates that this property is unique in that the conditions upon which this request for variance is based are not generally applicable to other property as this is an existing developed area with very few in-fill project lots. North Irene Street has remained 36' wide from Preusser Street to East Harris Avenue and most of the land along this stretch is developed. The land along East Coke Street has been developed with 36 feet of pavement and curb and gutter and requiring addition pavement width on for this one new lot would make the area inconsistent. Staff agrees regarding that requiring a wider pavement width along just this one new lot would not be advantageous since this represents such a short segment of street.

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 specifics that due to the physical surroundings and shape of the subject property including the presence of the existing street and utilities a particular hardship to the owner would result. As indicated, staff supports the street variances, due to existing curb and gutter already existing on this portion of North Irene Street and East Coke Street.

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

The applicant states that approval of this variance would not, in any significant way, vary the provisions of the applicable ordinances as these are conditions created as a result of prior plat approval and recordation. While a new street is expected to comply with the LDSO's construction standards, in this case, North Irene Street and this section of East Coke Street are already built as a local streets with curb and gutter and continues to serve adequately as a local streets.

Recommendations:

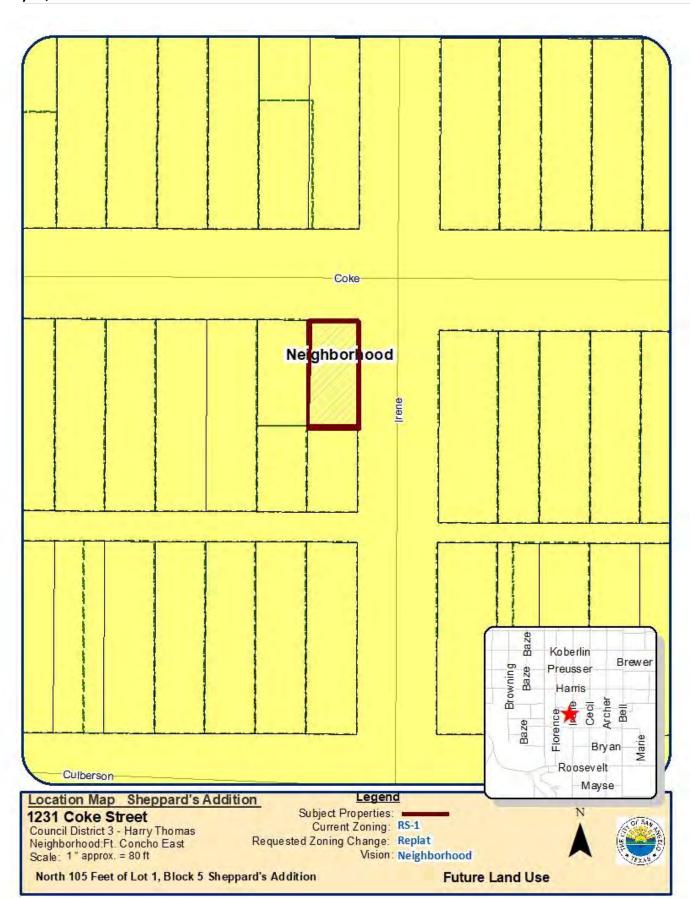
Staff recommends **APPROVAL** of a First Replat of the North 105 Feet of Lot 1, Block 5, Sheppard's Addition, and **APPROVAL** of both **VARIANCES** to maintain 36 feet of paving width with curb and gutter for North Irene Street and East Coke Street, subject to **four conditions of approval**:

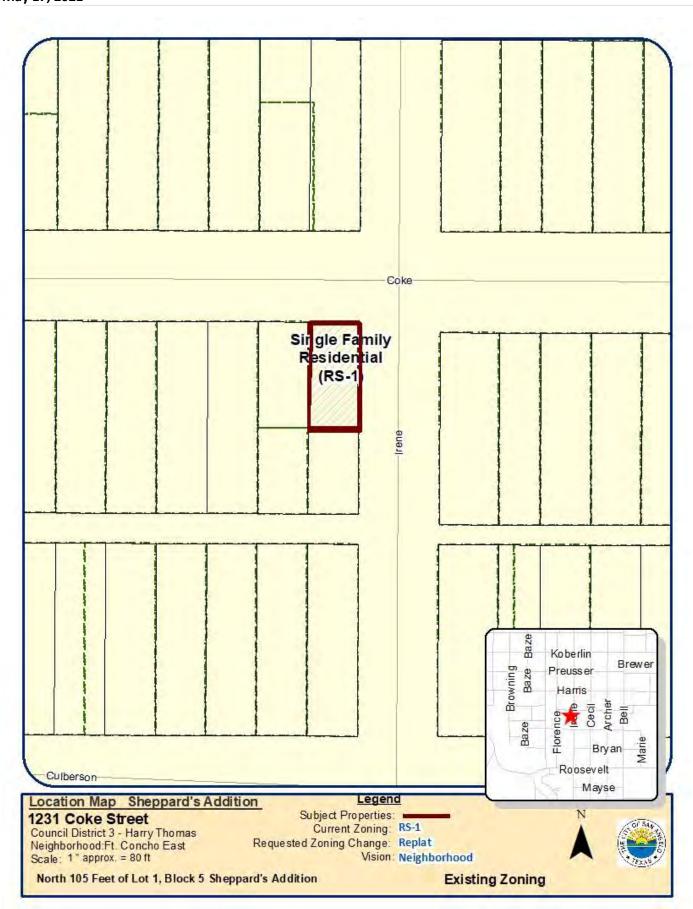
- 1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
- 2. Prior to plat recordation, prepare and submit plans for required improvements to N. Irene St by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For N. Irene St., the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either 3 additional feet and a 4 foot sidewalk, or 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]
- 3. Prior to plat recordation, prepare and submit plans for required improvements to Coke Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Coke Street, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either construction of a 4 foot sidewalk, or 2 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]
- 4. This plat is creating a structure that will be noncompliant with the adopted code. Per the Building Code and/or Fire Code, a 1-hour fire rating will be required for any structure within 5 feet of a property line.

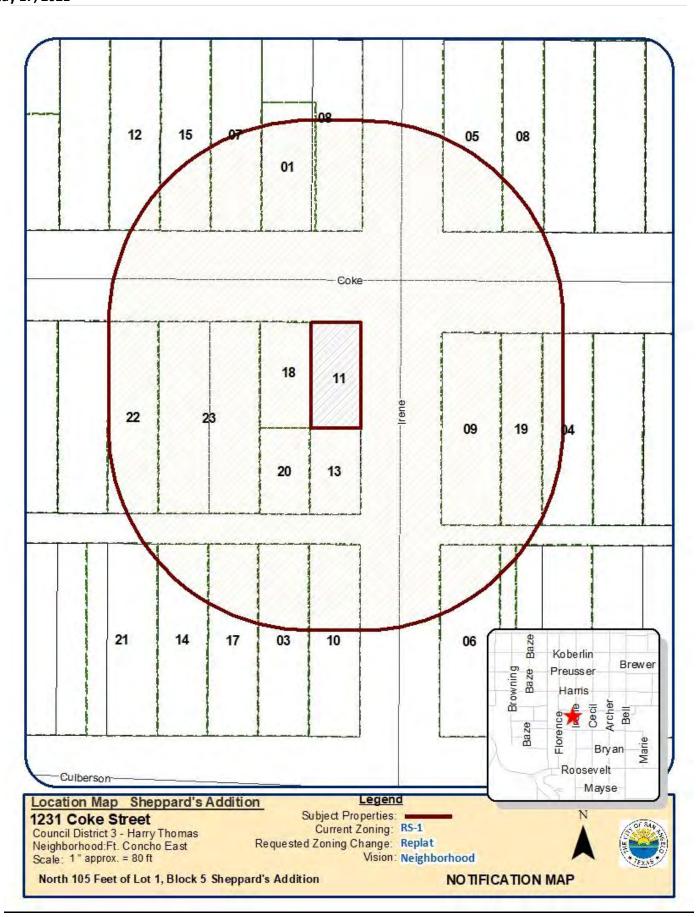
Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos
Proposed replat
Notification letter
Application with variance request











FRANK WHITE 1217 COKE SANANGELO TEX 76963

> ATTN PLANNING DIVISION CITY OF SAN ANGELO 52 W COLLEGE ST SAN ANGELO TX 76903

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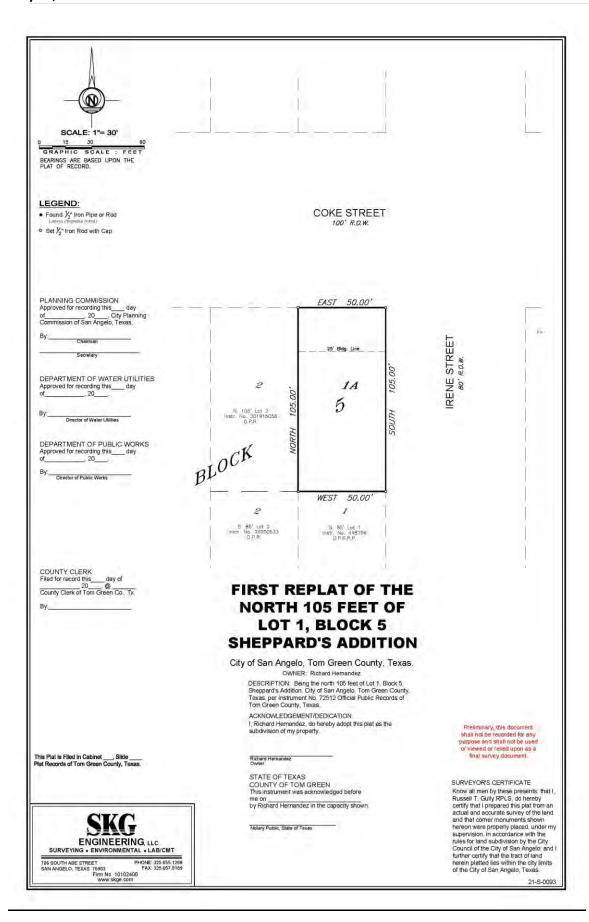
Photo of Site

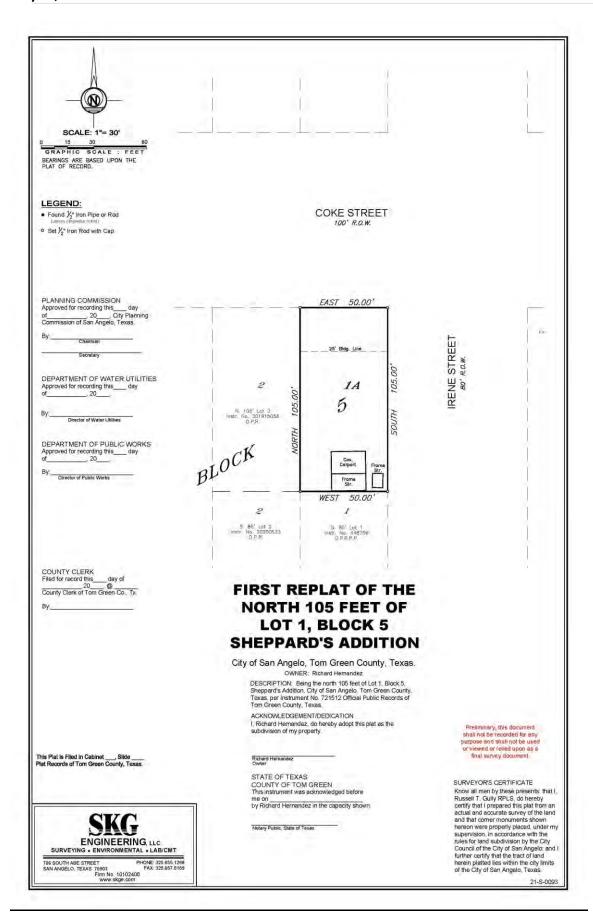


Facing 1231 Coke Street at the corner of Irene Street and Coke Street



Garage and carport. The garage will have to have a 1 hour fire wall or be rebuilt 5 feet from property line.







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.

		, Block 5, Sheppard's Addition	
Proposed Subdivisio			
	ot 1, Blk. 5, Sheppard's Ac		
		tatement or at www.tomgreencad.com)	
24-43200-000			
Tax ID Number(s) (c	an be found on property tax statemen	t or at <u>www.tomgreencad.com</u> under Geographic ID)	And the second second
One Authorized Re	presentative must be selected belo	w. All communications regarding this application	n will be conducted with this individu
Authorized Represer	ntative:	rty Owner	
Tenant:	N/A		
	Name	Phone Number	Email Address
Property Owner:	Richard Hernandez	(325) 763-4616	N/A
	Name	Phone Number	Email Address
Architect/Engineer/D	esign Professional: SKG Engine	eering 325-655-1288	jack@skge.com
	Name	Phone Number	Email Address
Subdivision Type:	☐ Final Plat ■ F	Replat - requiring Planning Commission approval	☐ Plat Vacation
	☐ Preliminary Plat ☐ I	Replat - administratively eligible*	☐ Amended Plat
scheduled		please note that all of the following criteria must according to the adopted COSA submittal schedule.	
			tion otal in required:
		ht-of-way, right-of-way expansion, corner clip dedicat	
		existing public street right-of-way which is fully improve	the same of the sa
		ins are required to furnish service to the new lots or t	racts;
	there is an absence of need for a d		
	 existing easement(s) for utilities are without the formalized release of sa 	e not removed or realigned without the express writte aid easement(s); and,	en permission from each utility service, o
- 1	in the case of replats requiring noti	fication, no written opposition is received before the	close of the public hearing.
Section 2: Utilit	y & Easement Information		
Nater:	☐ City - requesting new services	Proposed size?	
	City - utilizing existing services	Existing size? 1"	
	☐ Other	Please specify:	
Sewer:	☐ City - requesting new services	Proposed size?	
	City - utilizing existing services	Existing size? 4"	
	☐ Other	Please specify:	
	Septic System	Lot size?	
		ty Health Department for Septic System Permit 325-	658-1024)
are any off-site drain	age, access or other types of easeme	ents necessary for this subdivision? Yes	■ No

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:	
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 Industrial/Manufacturing Commercial/Retail Proposed Land Use (Include the number of acres devoted to this use): Vacant Single-Family Residential Office Office Office Office	
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 Industrial/Manufacturing Commercial/Retail Proposed Land Use (Include the number of acres devoted to this use): Vacant Single-Family Residential O.120 Office	
Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?*	
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	
□ 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 Proposed Land Use (Include the number of acres devoted to this use): ☐ Vacant ☑ Single-Family Residential 0.120 ☐ Office	
Proposed Land Use (Include the number of acres devoted to this use): Uscant Single-Family Residential Office	
Proposed Land Use (Include the number of acres devoted to this use): Uacant Single-Family Residential Office	
□ Vacant Single-Family Residential 0.120 □ Office	
☐ Multi-Family Residential ☐ Industrial/Manufacturing ☐ Commercial/Retail	
Are there existing structures on the property? Yes No Frame Posidones	
If yes, how many structures exist? 4 What type of structures exist currently? Frame Residence	
Carport, 2 Frame Storage Buildings	
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: Section III, A	_
Full variance requested Partial variance requested (proposed variation from standard): Additional paving width/ no side	ewalk
Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional if necessary to provide more explanation, or if additional variances are requested.	
Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional	
Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional finecessary to provide more explanation, or if additional variances are requested.	lfare,
Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional fracessary 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.	
Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional fine freezessary 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 granting of this variance request would not be detrimental to the public safety, health or welfare.	dition.
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Section 4, continued

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FOR OFFICE USE ONLY:				
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Received by Development Services Technician fo	r completeness review:_	Date	Time	Initials
Completeness review passed?	Date	□ No	'e	
If yes, when was application scheduled for st	aff review, if applicable?	Date	Initials	-
If no, when was rejection & list of deficiencie	s (attach copy) sent to A	uthorized Representative	Pate Date	Initials
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De Approvals required for this application:	Approval Date	Date Case Number		Notes
Administrative Approval Planning Commission				
City Council (cases with appeal)				
Date of Approval Expiration:				
)ate Recorded				

PLANNING COMMISSION – April 19, 2021 STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	First Replat of Lot 1 & 2, Block 1, Reece Albert Subdivision and Lot 1 Block G, Sunnyside Addition
SYNOPSIS:	

The applicant is requesting approval of a First Replat of Lots 1 & 2, Block 1, Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition; being 1.938 acres located southwest of Knickerbocker Road and Deaton Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 36 feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk for Deaton Street, an urban local street.

LOCATION:	LEGAL DESCRIPTION:					
915 Knickerbocker Road	Lot 1 & 2, Block 1, Reece Alber Addition	nnyside				
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:			
SMD District #3 – Harry Thomas Neighborhood: Rio Vista	General Commercial/Heavy Commercial (CG/CH)	Commercial	1.98 acres			

THOROUGHFARE PLAN:

<u>Deaton Street</u> – Urban Local Street, Required 50' min. ROW (60' provided), 40' or 36' with a 4' sidewalk min. pavement width, 36 ft.existing.

Currier Street- Urban Minor Collector Street, Required 60' min. ROW (65' existing), 50' min. Pavement width 50 ft. existing.

Knickerbocker Road - TXDOT - Urban Major Arterial Street, Required 80' min. ROW (90' existing), 64' min. pavement width, 85 ft. existing.

NOTIFICATIONS:

N/A

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the final plat of First Replat of Lot 1 & 2, Block 1, Reece Albert Subdivision and Lot 1 Block G, Sunnyside Addition, and DENIAL of the variance request subject to Four Conditions of Approval.

PROPERTY OWNER/PETITIONER:

Property Owner Roger Albert Representative Erica Carter, Carter-Fentress Engineering, LLC.

STAFF CONTACT:

Sherry Bailey, Principal Planner Cooper Carroll, Intern (325) 657-4210, Ext. 146 sherry.bailey@cosatx.us



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

The subject property is designated "Commercial" in the City's Comprehensive Plan, which intends to create "single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network. The uses within this area often draw from the larger regional area." The purpose of the plat is to facilitate the creation of two lots on the existing property, currently zoned General Commercial/Heavy Commercial (CG/CH), within an area dedicated to commercial uses on a major arterial street. The proposed plat would allow the property owner to make improvements to the lot containing the existing commercial use as well as establish a second lot on the remaining portion of the property better suited for future commercial development. This proposed replat is consistent with the above policy and would be beneficial in the addition of more commercial development assets along the commercial corridor of Knickerbocker Road, a high traffic major arterial urban street.

The proposed plat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). This plat will also provide for a systematic and accurate record of land development (Statement F), and insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O).

<u>Variance:</u> As indicated above, the applicant has submitted a request for a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance (LDSO) to allow Deaton Street to maintain a 36-foot pavement width in lieu of the required 36 feet with a 4 foot sidewalk or 40 feet. In accordance with Chapter 1, Section IV.A, the Planning Commission <u>shall not approve</u> a variance unless the request meets the four criteria below based upon the evidence that is presented:

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

The applicant believes that Deaton Street currently meet the functional needs of the area so granting the variance will not be detrimental to the public safety or injurious to other property. City Staff believes that Deaton Street currently does not meet the functional needs of the area so granting the variance would be detrimental to the public safety or injurious to other people. The 36 foot street of Deaton Street connects to the major arterial of Knickerbocker Road. The Texas Department of Transportation (TxDOT) is currently in the process of constructing sidewalks along this entire corridor. The proposed replat would add additional commercial space adjacent to Deaton Street increasing the need for a sidewalk which if constructed at least from the alley to the Knickerbocker sidewalk would help the pedestrian flow and would eliminate the need for a variance.

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.

City Staff believes that the conditions upon which this request for a variance is based are generally applicable to Deaton St. and the surrounding area of the Knickerbocker Road commercial corridor. As noted previously the TxDOT-constructed sidewalks will enhance pedestrian connectivity throughout this area. The City's standard is to provide EITHER a 40' wide street OR a 36' wide street with a sidewalk. Given the newly constructed sidewalks in the area, there is no reason to vary this specific requirement which would provide additional connectivity from a commercial area to a residential neighborhood.

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.

City Staff believes that there is no hardship in this case. The ordinance standard is clear and, in this case, there is no good justification for not requiring compliance.

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

Planning and Engineering staff believe that the requested variance would substantially undermine the requirements of the applicable ordinances and, as noted previously, there is no hardship that would justify this. With the construction of the sidewalk, no additional street improvements would be required to Deaton Street.

<u>Recommendation</u>: Staff recommends that the Planning Commission **APPROVE** the First Replat of Lot 1 & 2, Block 1, Reece Albert Subdivision and Lot 1 Block G, Sunnyside Addition, subject to **Four Conditions of Approval** and a DENY the variance request from Chapter 10.III.A.2 for Deaton Street, since a variance will not be required if the sidewalk, as proposed, is approved as one of the conditions.

- 1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7.II.A]
- 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] Alternatively, submit a request to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]
- 3. Prior to plat recordation, prepare and submit plans for required improvements to Deaton Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Deaton Street, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either construction of a 4 foot sidewalk, or 2 additional feet). Alternatively, submit a finical 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 installation of a sidewalk along the west side of Deaton Street from the alley to the connection with the TxDOT sidewalk being constructed along Knickerbocker 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].

Attachments:

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



Reece Albert Subdivision

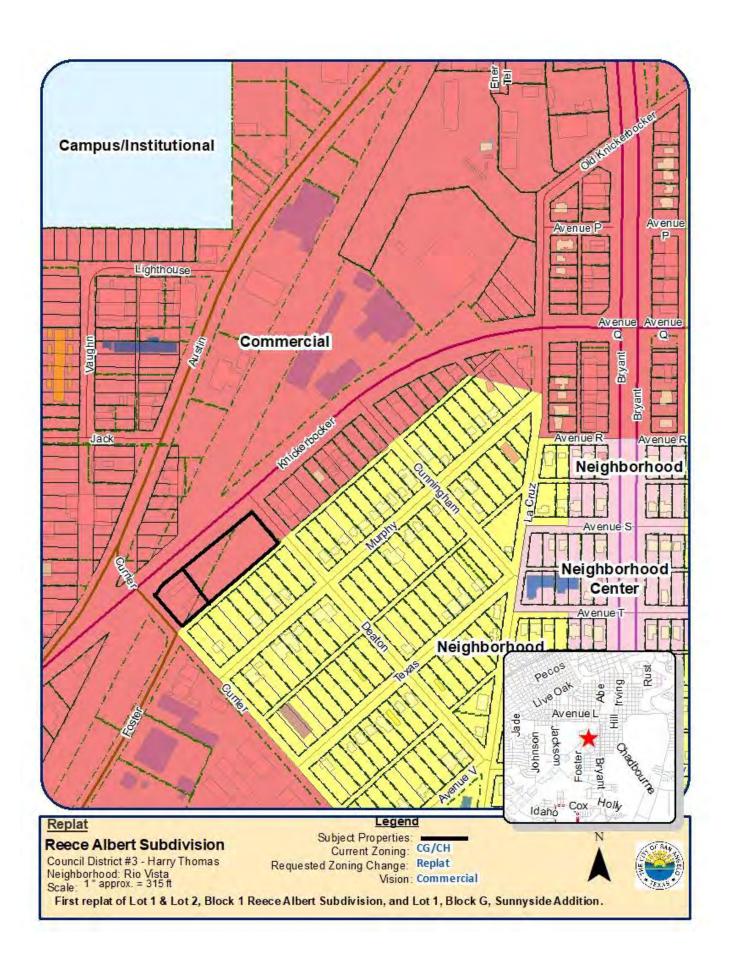
Council District 3 - Harry Thomas Neighborhood: Rio Vista Scale: 1 " approx. = 250 ft

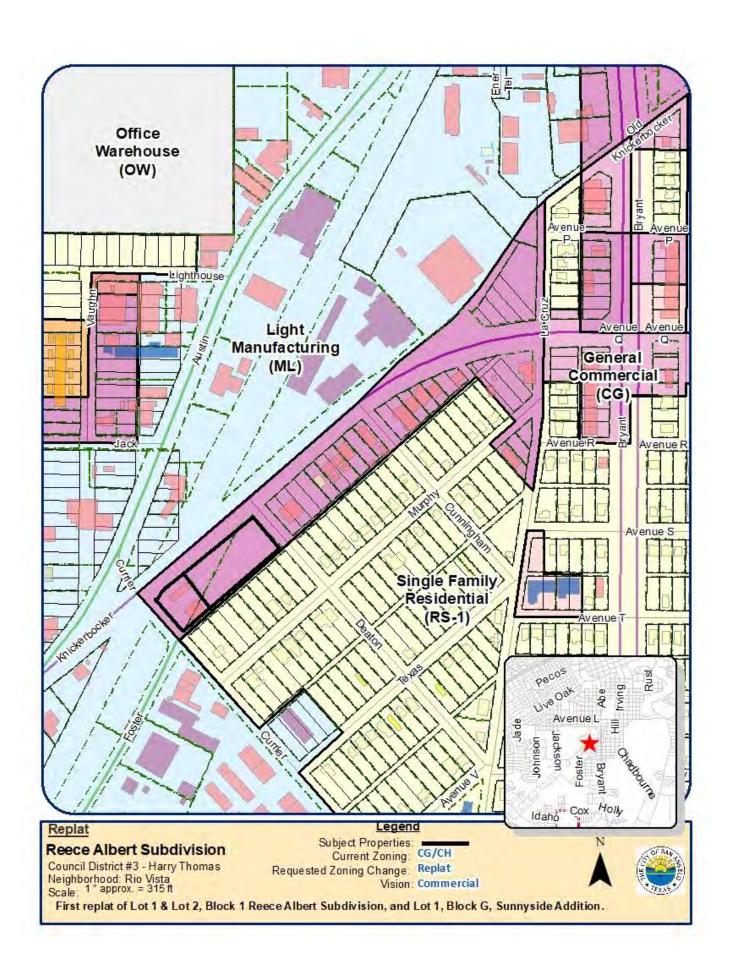
Subject Properties:
Current Zoning: CG/CH
Requested Zoning Change: Replat
Vision: Commercial



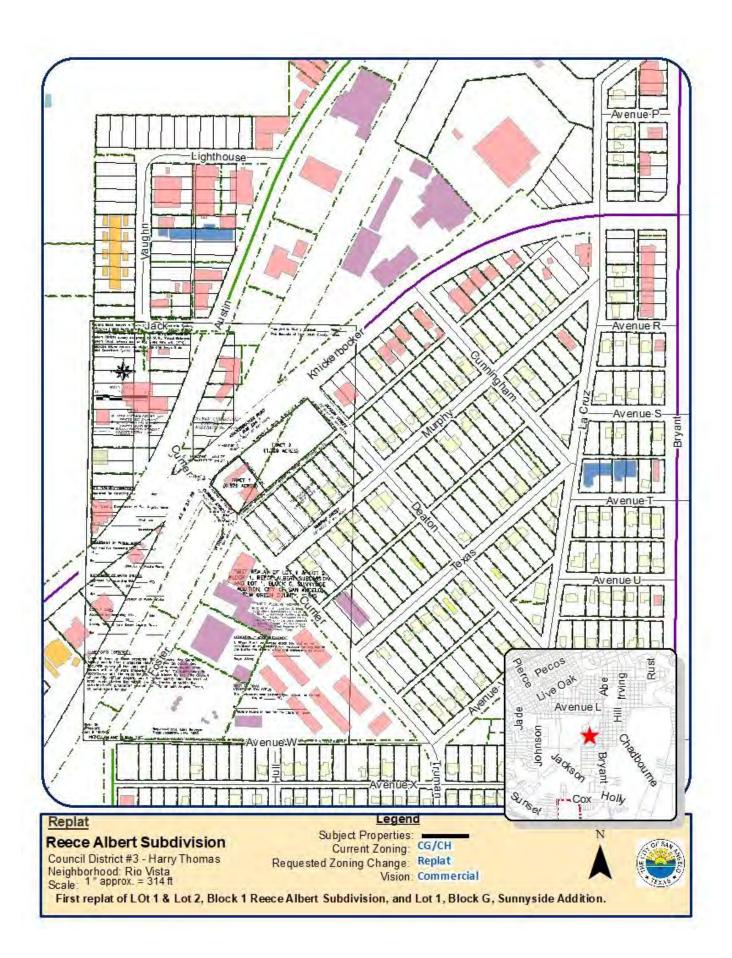


First Replat of Lot 1 & Lot 2, Block 1 Reece Albert Subdivision, and Lot 1, Block G Sunnyside Addition





earing Basis hereon is Texas State Plane Coordinate System, eference Frame North American Datum 1983 (2011) (EPOCH 010,0000), as determined from Global Navigation Satellite ystem (GNSS) survey equipment by Static, Virtual Reference ystem (VRS) network and or Real Time Kinematic (RTK). iistances shown hereon are shown as grid Texas State lane Coordinate System distances.	This plat is filed in Cobinet, Slide Plat Records of Tom Green County, Texas.
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By:	
	FIRST REPLAT OF LOT 1 & LOT 2,
DEPARTMENT OF WATER UTILITIES Approved for recording this day	BLOCK 1, REECE ALBERT SUBDIVISION, AND LOT 1, BLOCK G, SUNNYSIDE
of 20,	ADDITION, CITY OF SAN ANGELO,
Ву:	TOM GREEN COUNTY, TEXAS
Director of Public Works	OWNER: WESTERN PROPERTIES
Turne (Azi)	District all at last 1 may bet 9' Dissale 1
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county Clerk of Torn Green County, Texas	26, Page 339, Deed Records of Tom Green County, Texas
ly:	DEDICATION / ACKNOWLEDGEMENT
	 Roger Albert, do hereby adopt this plat as the subdivision of my property and dedicate for the use to
HOWDOOD'S OFFICIAL	the public the streets, alleys and easements as shown.
URVEYOR'S CERTIFICATE now all men by these presents: that I, Wesley Ray Quinn, do	Roger Albert
ereby certify that I prepared this plat from an actual and	
ccurate survey of the land and the corner monuments shown ereon will be or were properly placed under my supervision, in	
ccordance with the rules for land subdivision by the City Council f the City of San Angelo; and I further certify that the tract of	
and herein platted lies within the City Limits, or within the xtraterritorial jurisdiction are of the City of San Angelo, Texas,	STATE OF TEXAS COUNTY OF TOM GREEN
s established by law.	This instrument was acknowledged before me on the
	day of, 20,
	Ву:
	Notary Public in and for the State of Texas
d: XX ice:CFE Registered Prof. Land Surveyor	





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.

Tay ID Numberie	250-0001-001	x statement or at <u>www.tomgreencad.com</u>) -004-25-45700-0	2000-076-00
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Authorized Repre	Management of the second secon	perty Owner Contractor Engin	A CONTRACTOR OF THE CONTRACTOR
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Architect/Enginee	r/Design Professional: EUA Name	CARTER 505-116	-3013 ecarteretentresseng.com
		Phone Num	Email / Ida / Coo
Subdivision Type:	The second secon	Replat - requiring Planning Commission appro	oval Plat Vacation
Grant 1997		Replat - administratively eligible*	☐ Amended Plat
*If claim schedu	ing eligibility for administrative approv led for hearing by Planning Commissi	val, please note that all of the following criteria on according to the adopted COSA submittal sci	must be met; otherwise, the application will be
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		right-of-way, right-of-way expansion, corner clip	dedication etc) is required:
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		nains are required to furnish service to the new l	
	there is an absence of need for a		10 01 1200
			s written permission from each utility service, or
	without the formalized release of	said easement(s); and,	
	 in the case of replats requiring no 	otification, no written opposition is received before	re the close of the public hearing.
	ity & Easement Information		
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	City - utilizing existing services		
	☐ City - utilizing existing services☐ Other	Please specify:	
Water:			
Water:	Other	Please specify:	
Water:	☐ Other ☐ City - requesting new services	Proposed size?	
Section 2: Uti Water: Sewer:	☐ Other ☐ City - requesting new services ☐ City - utilizing existing services	Proposed size? Existing size?	

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Section 4, continued

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The owner understands that upon approval of this or building permits issued until such improvemen the City. Furthermore, the owner is aware of all payable to the City regardless of the outcome of twithin seven calendar days, as required by Chapt	nts are installed and acc fees and costs involved this request. Lastly, the	epted by the City or a suit d in applying for subdivision owner/representative agree	able performance guara	ntee is/has been accepted subdivision processing fee
The undersigned hereby applies for subdivision procertifies that the information contained in this app	olat approval in accorda plication is true and acc	ance with the subdivision purate to the best of my know	olicies and regulations wledge.	of the City of San Angelo a
		3/24	1200	
Owner's Standare		Date	1	
		3/24	wu	
Representative's Signature		Date		
FOR OFFICE USE ONLY:	4			
Submitted to front desk:	Deemed preliminary of	complete:Date	Time	Initials
Received by Development Services Technician for	or completeness review	- Committee	11110	maaro
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City of San Angelo, Texas - Planning Division 52 West College Avenue



AFFIDAVIT

Owner Permission-To-Named-Representative STATE OF TEXAS **COUNTY OF TOM GREEN** Section 1: Owner, Property, and Representative Information Roger Albert Print Property Owner Name , make this affidavit and hereby on oath state the following: I, being the sole partial owner of the following property: 915 KALUKEN BOCKER RD SAN ANGIELO TX 76903 Property Address City State Zip Code Contact Number E-mail Address Legal Description of Location (can be found on property tax statement or at (www.tomgreencad.com): G SUNNYSIDE AGRITION give my permission to below named representative, to apply for approval of a Planning application (e.g. Zone Change, Special Use, Conditional Use, etc.) on the above-described property. The Higher Capter (Please print) Representative's Organization or Entity Signed this the 24 day of Murely, 2021 Signature of the Property Owner Section 2: Notary Public Information BEFORE ME, the undersigned authority, this day personally appeared Roger Albert on oath stated that the facts hereinabove stated are true to the best of His/Her knowledge or belief. SWORN TO AND SUBSCRIBED before me on this the 24^m day of March, 20 21.





Corner of Deaton Street and the alley.



Deaton Street and Knickerbocker Rd.



Deaton Street



Knickerbocker Rd and Currier Street corner