

**PLANNING COMMISSION – MAY 17, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plats		The Meridian Section One-A and One-B	
SYNOPSIS:			
<p>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.</p>			
LOCATION:		LEGAL DESCRIPTION:	
West of Dominion Ridge and Coral Way		Being 18.326 acres in the J. S. Stooksberry Survey No. 8, Abstract No. 8108.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 6: Larry Miller Neighborhood: Bonham	RS-1	Neighborhood	18.326 ac.
THOROUGHFARE PLAN:			
<p><u>Royal Oak Drive:</u> Urban Collector: 60’ right-of-way, 50’ pavement; To be provided: as required <u>Dominion Ridge, Slayde Street, Lillah Lane:</u> 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</p>			
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			



Conformity with the Governing Preliminary Plat: 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.

Conformity with Comprehensive Plan and Purpose Statements: 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

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 Lillah 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.
7. 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 Subdivision Ordinance, Chapter 1.IV, would be to obtain approval of a variance from the Planning Commission.
8. 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.

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:

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.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Proposed The Meridian One-A

Proposed The Meridian One-B

Applications



**THE MERIDIAN, SECTION ONE-B
 (8.754 AC.)**

**THE MERIDIAN, SECTION ONE-A
 (9.572 AC.)**

Final Plats

**The Meridian, Section One-A
 The Meridian, Section One-B**

Council District: Billie DeWitt - District 6

Neighborhood: Bonham

Scale: 1" approx. = 275 ft

Dominion Ridge/Coral Way

Legend

Subject Properties:

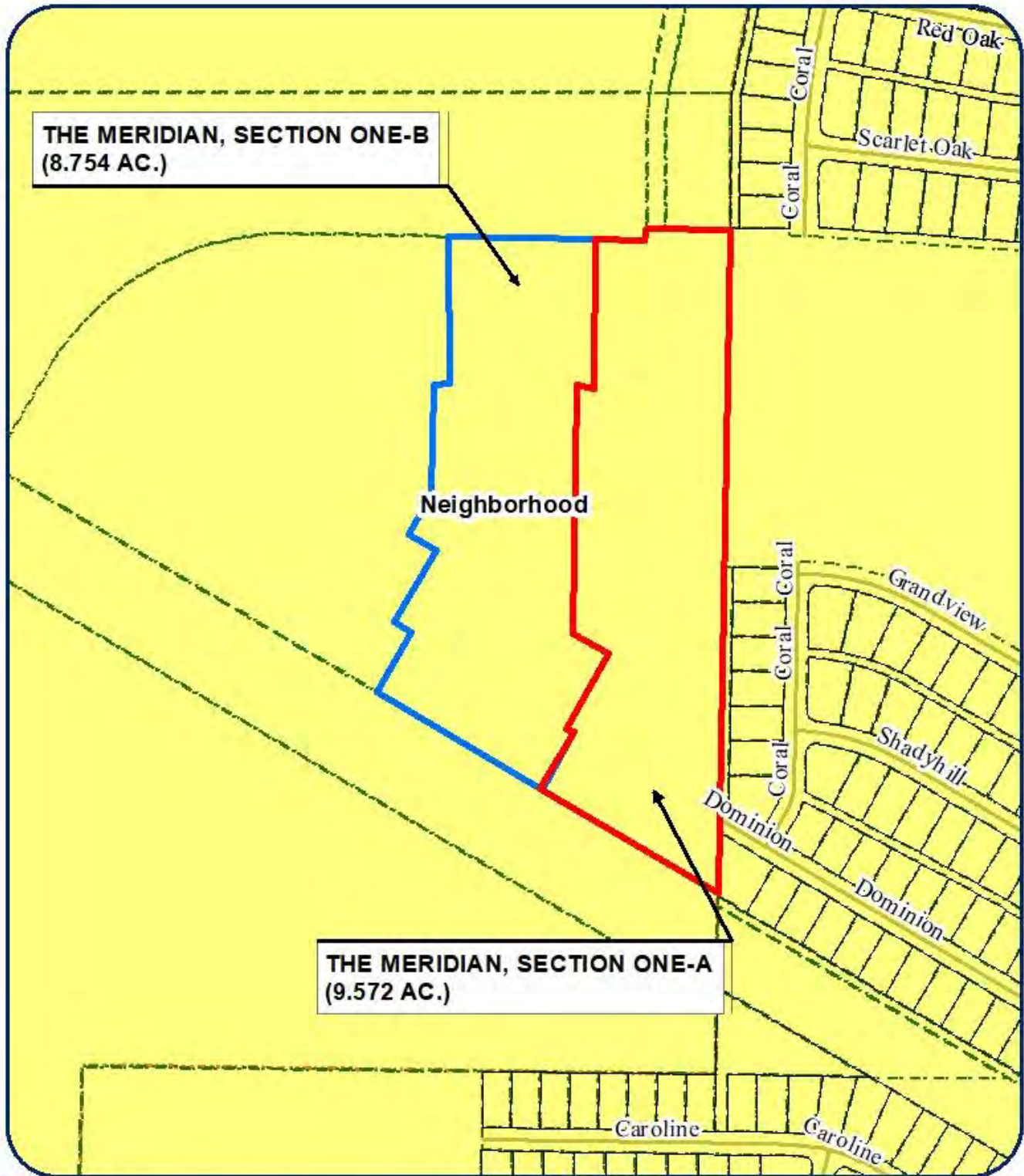
Current Zoning: **RS-1**

Requested Zoning Change: **N/A**

Vision: **Neighborhood**

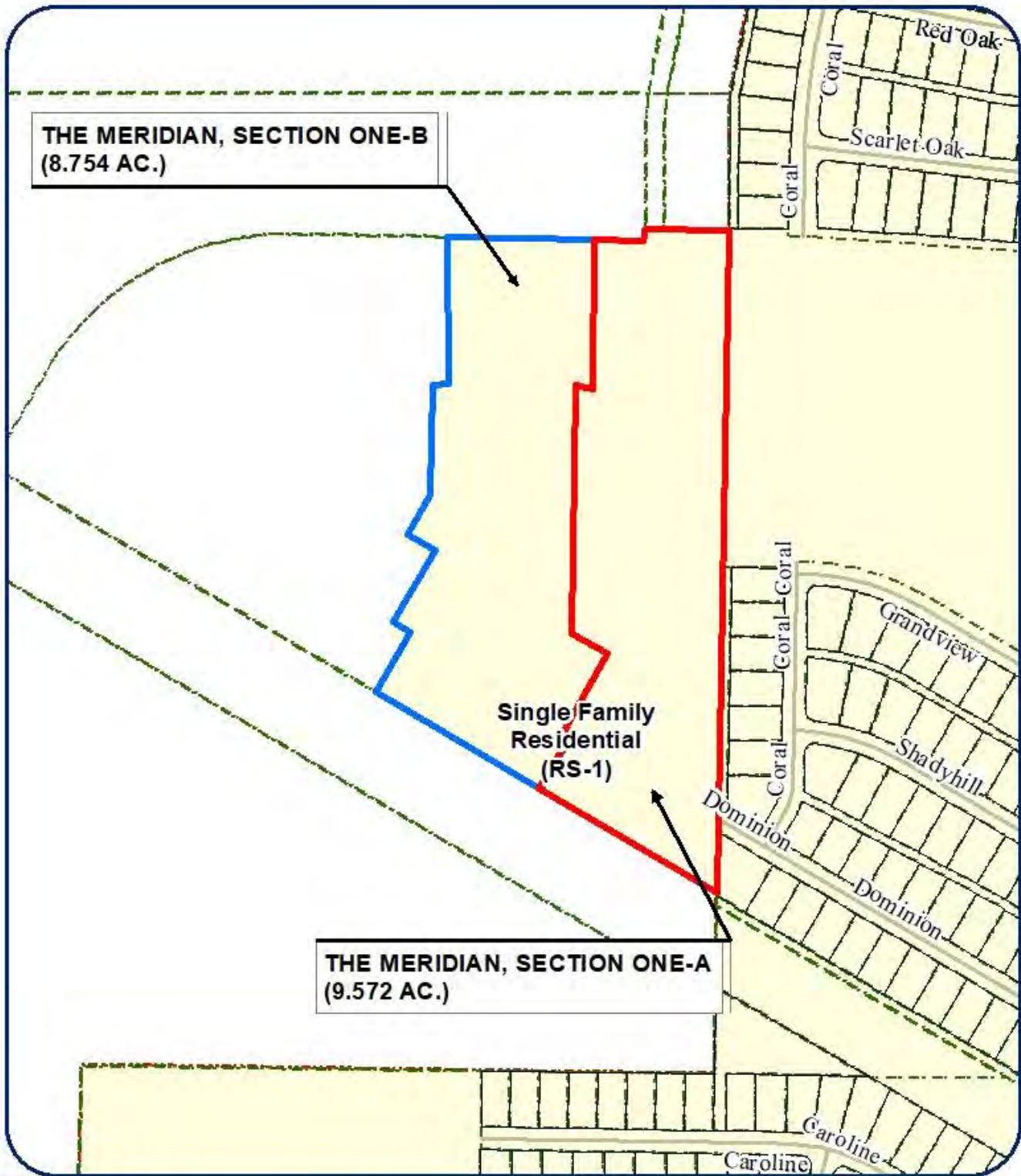
N



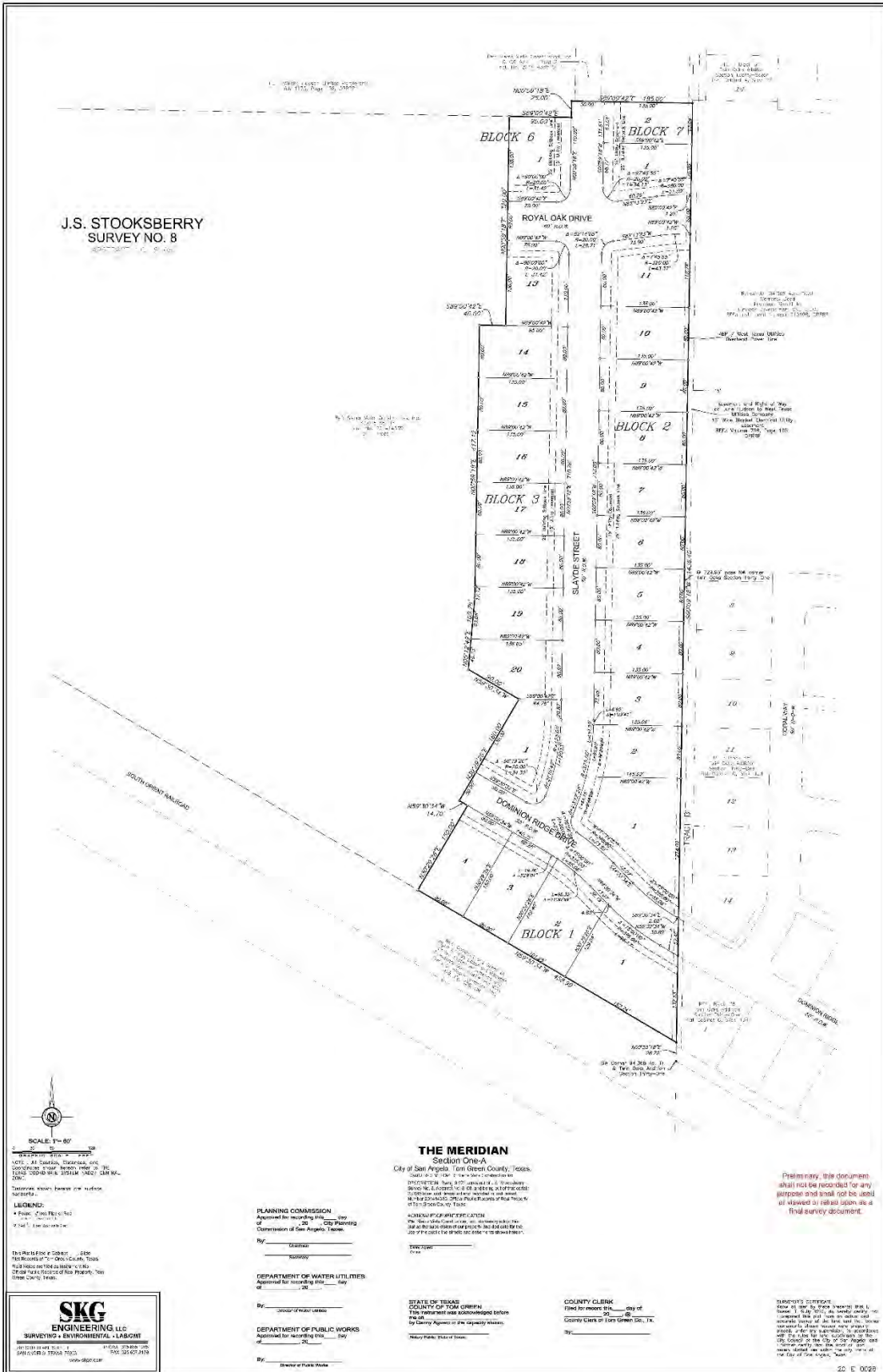


Final Plats The Meridian, Section One-A The Meridian, Section One-B Council District: Billie DeWitt - District 6 Neighborhood: Bonham Scale: 1" approx. = 275 ft	Legend Subject Properties: Current Zoning: RS-1 Requested Zoning Change: N/A Vision: Neighborhood	
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Dominion Ridge/Coral Way



<p>Final Plats The Meridian, Section One-A The Meridian, Section One-B Council District: Billie DeWitt - District 6 Neighborhood: Bonham Scale: 1" approx. = 275 ft</p>	<p>Legend Subject Properties: — Current Zoning: RS-1 Requested Zoning Change: N/A Vision: Neighborhood</p> <p style="text-align: right;">   </p>
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J.S. STOOKSBERRY
 SURVEY NO. 8

THE MERIDIAN

Section One-A
 City of San Angelo, Tom Green County, Texas

APPROVED FOR RECORDING BY THE
 COUNTY CLERK OF TOM GREEN COUNTY, TEXAS

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 COUNTY CLERK OF TOM GREEN COUNTY, TEXAS

Preliminary. This document
 shall not be recorded for any
 purpose and shall not be used
 as viewed or relied upon as a
 final survey document.

SCALE: 1"=80'
 NORTH
 LEGEND:
 * Public Right-of-Way
 * Private Right-of-Way
 * Easement
 * Survey Boundary
 * Survey Error
 * Survey Monument
 * Survey Station
 * Survey Line
 * Survey Point
 * Survey Boundary
 * Survey Error
 * Survey Monument
 * Survey Station
 * Survey Line
 * Survey Point

SKG
 ENGINEERING, LLC
 SURVEYING & ENVIRONMENTAL LABORATORY
 1000 W. 10th St., Suite 100
 San Angelo, TX 76901
 Phone: 337-337-4119
 Fax: 337-337-4119
 www.skg.com

PLANNING COMMISSION
 Approved for recording this day of _____, 2021
 By: _____
 City Planning
 Commissioner of San Angelo, Texas

DEPARTMENT OF WATER UTILITIES
 Approved for recording this day of _____, 2021
 By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this day of _____, 2021
 By: _____
 Director of Public Works

STATE OF TEXAS
 COUNTY OF TOM GREEN
 I, _____, County Clerk of Tom Green County, Texas, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

COUNTY CLERK
 Filed for record this day of _____, 2021
 County Clerk of Tom Green Co., TX

SKG ENGINEERING, LLC
 I, _____, Surveyor, do hereby certify that I am a duly licensed Professional Surveyor in the State of Texas and that I am the author of the foregoing plat and that it is a true and correct copy of the original as filed in my office.



Preliminary, this document shall not be recorded for any purpose and shall not be used or relied on for record as a final survey document.



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
 The Meridian Section One-A

Proposed Subdivision Name
Abst: A-8108 S-0008, Survey: A WILLEKE, 33.045 ACRES OUT OF THE WEST 1/2 OF SURVEY 8

Current Legal Description (can be found on property tax statement or at www.tomgreenland.com)
44-08108-0001-100-00

Tax ID Number(s) (can be found on property tax statement or at www.tomgreenland.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
Sierra Vista Construction, Inc.	325-212-9257	sierravistaconstruction@live.com

Property Owner:

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

Architect/Engineer/Design Professionals:

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: Developer has obtain additional 4 acres of land for stormwater detention

Section 3: Property Characteristics

9.572 27

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 9.572 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 9.572 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: _____

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 plat 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

[Signature]
 Representative's Signature

4-9-2021
 Date

4-9-2021
 Date

FOR OFFICE USE ONLY

Submitted for task on _____ Date of completion _____ Date _____ Time _____

Reviewed by _____ Reviewed for compliance _____ Date _____ of the _____

Complies with code? Yes _____ No _____ Date _____

Does work comply with all applicable codes and regulations? _____ Date _____

Does work comply with all applicable codes and regulations? _____ Date _____

Is work reviewed by the Planning Services section on a regular basis? _____ Date _____

Is this project a "minor project"? Yes _____ No _____ Date _____

Approved/required City approval? _____ Approval date _____ Use Notes _____

Administrative review _____

Final City approval _____

Final plat issued/released _____

Date of final plat issue _____

Plat recorded _____



City of San Angelo, Texas - Planning
Land Subdivision Application



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Section 1: Basic Information

The Meridian Section One-B

Proposed Subdivision Name

Abst: A-8108 S-0008, Survey: A WILLEKE, 33.045 ACRES OUT OF THE WEST 1/2 OF SURVEY 8

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)

44-08108-0001-100-00

Tax ID Number(s) (can be found on property tax statement or at 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

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Name	Phone Number	Email Address
Sierra Vista Construction, Inc.	325-212-9257	sierravistaconstruction@live.com

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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: Developer has obtain additional 4 acres of land for stormwater detention

Section 3: Property Characteristics

8.754 **26**

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 8.754 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 8.754 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.

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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 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.

Randy Guro
 Owner's Signature

Patricia
SAN ANGELO CITY CLERK, TRADING PERMITS UNIT
 2002 SOUTH STATE STREET
 Representative's Signature

4-9-2021
 Date

4-9-2021
 Date

FOR OFFICE USE ONLY

Submitted for review on: _____ Date _____ (Date of plat/development complete) _____ Date _____ (Date of plat/development complete) _____ Date _____

Reviewed by Development Services Technicians for compliance with: _____ Date _____ (Date of review) _____ Date _____

Compliance review by: _____ Date _____ Yes No _____ Date _____

If yes, identify the nature of compliance concerns for staff review on: _____ Date _____ (Date of review) _____ Date _____

If no, identify the nature of compliance concerns for staff review on: _____ Date _____ (Date of review) _____ Date _____

Reviewed by Development Services Technicians for compliance with: _____ Date _____ (Date of review) _____ Date _____

Reviewed - Review passed - Work on deficiencies still incomplete after a second review. Submit a request for review from authorized Representative(s) _____

No _____ No _____

Approval required for this application: _____ Approval by: _____ Case Number: _____ Work: _____

Submitted via: _____

Planning Commission: _____

City Council (Case with appeal): _____

Delivered to: _____

Date Received: _____

**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 Lot 1, Block 3, Second Replat in Block 3, Section Three, Arden Acres according to the plat recorded in Cabinet A, Slide 364, Plat Records of Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District # 6 – Billie DeWitt Neighborhood: Bluffs		General Commercial (CG)	Commercial
			SIZE:
			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:			
NA			
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 sherry.bailey@cosatx.us			



Additional Information: 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.

Conformity with Comprehensive Plan and Intent of Purpose Statements: 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.

Recommendation: 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) 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

Arden Estates Section Four

Proposed Subdivision Name

Lot: 1, Blk: 3, Subd: ARDEN ACRES, SEC 3 2ND R/P IN BLK 3 SEC 3

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)

02-11250-0003-000-00

Tax ID Number(s) (can be found on property tax statement or at 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: SJWF, LLC / Arden Estates, LLC	713-334-5514	steve@resolutioninc.net
Name	Phone Number	Email Address
Architect/Engineer/Design Professional: SKG Engineering	325-655-1288	rg@skge.com
Name	Phone Number	Email Address

Property Owner:

Architect/Engineer/Design Professional:

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

12.925 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 12.925 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 12.925 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: _____

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.

[Signature]
 Owner's Signature

[Signature]
 Representative's Signature

4-20-2021
 Date

4-20-2021
 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:


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

Date of Approval Expiration: _____

Date Recorded: _____

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, Abstract 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:			
<i>South Jackson Street</i> – 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 sherry.bailey@cosatx.us			

Additional Information: 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 significant drainage area, to the City of San Angelo. No variances were requested by the applicant.

Conformity with Comprehensive Plan and Intent of Purpose Statements: 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.

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

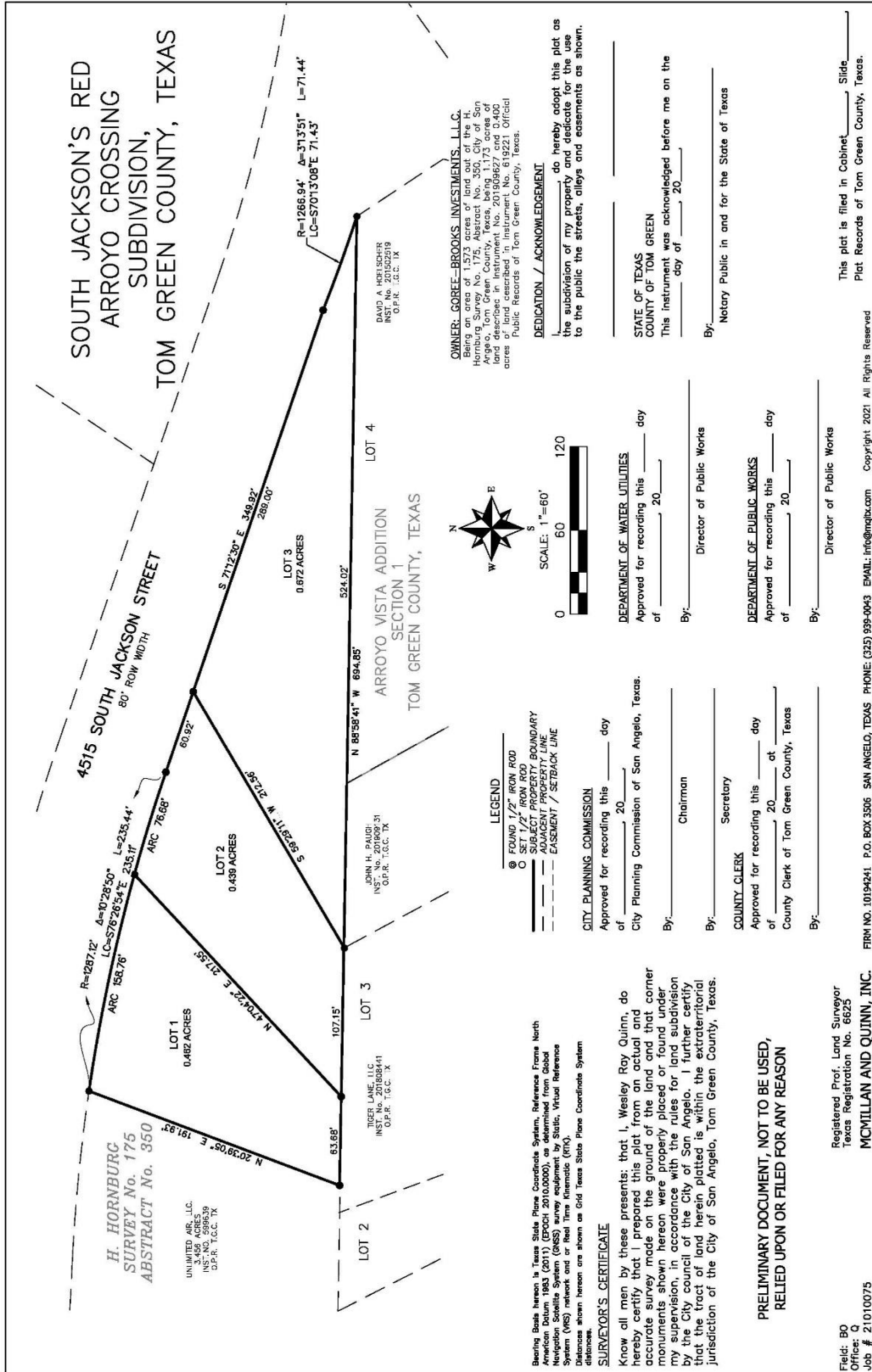
1. Prior to plat recordation, per Subdivision Ordinance, Chapter 7.II.A., provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, please note on the plat the following statement: 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.

Section 1: Basic Information

Proposed Subdivision Name: SOUTH JACKSON'S ARROYO CROSSING SUBDIVISION

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com): 1.573 Acres OUT OF THE H. Hornburg Survey No. 175, Abstract NO. 350

Tax ID Number(s) (can be found on property tax statement or at www.tomgreencad.com under Geographic ID): 38-00350-0008-050-00 + 38-00350-0008-100-00

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: Name _____ Phone Number _____ Email Address _____

Architect/Engineer/Design Professional: Carter-Fentress ENGINEERING 385-716.3013 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? 12" MAIN
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? 8" MAIN
 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

1.573
 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 1.573

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

- Vacant _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 1.573

Are there existing structures on the property? Yes No

If yes, how many structures exist? 2 What type of structures exist currently? OFFICE SPACES

If yes, are any of the structures planned to remain? Yes (NOTE: requires one copy of proposed plat showing structures to remain)

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: 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)

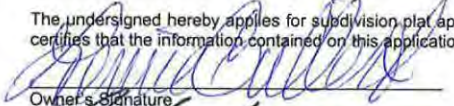
Section 4, continued


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

4/21/21
 Date

4/21/21
 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: _____

Effective January 3, 2017



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

I, Lemire Gilbert, make this affidavit and hereby on oath state the following:
Print Property Owner Name

I, being the sole partial owner of the following property:

4515 S. JACKSON ST. SAN ANGELO, TX 325-939-0043 lemiregm@yahoo.com
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):

1.573 Acres, H. Hornburg. SURVEY No. 175 Abstract NO. 350

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.

Lemire Gilbert Carter-Fentress ENGINEERING
(Please print) Representative's Organization or Entity

Signed this the 26 day of March, 2021.

Lemire Gilbert
Signature of the Property Owner

Section 2: Notary Public Information

BEFORE ME, the undersigned authority, this day personally appeared Lemire Gilbert and
Name

on oath stated that the facts hereinabove stated are true to the best of her knowledge or belief.
His/Her

SWORN TO AND SUBSCRIBED before me on this the 26th day of March, 2021.



Lauren Quinn
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:

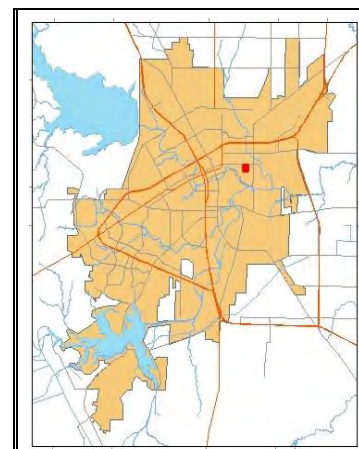
Staff recommends **APPROVAL** of a First Replat of Lot 1 Block 5, Sheppard's Addition, and **APPROVAL** of both **VARIANCES** to maintain 36 feet of paving width with curb and gutter for North Irene Street and East Coke Street, subject to **four conditions of approval**.

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



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 (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).

VariANCES: 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 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 specifies 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




Location Map Sheppard's Addition

1231 Coke Street

Council District 3 - Harry Thomas
 Neighborhood: Ft. Concho East
 Scale: 1" approx. = 80 ft

Legend

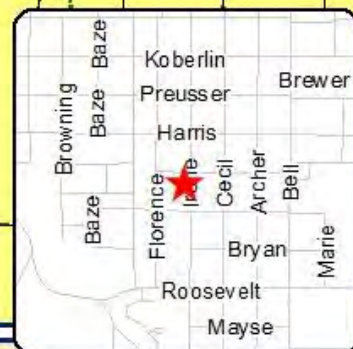
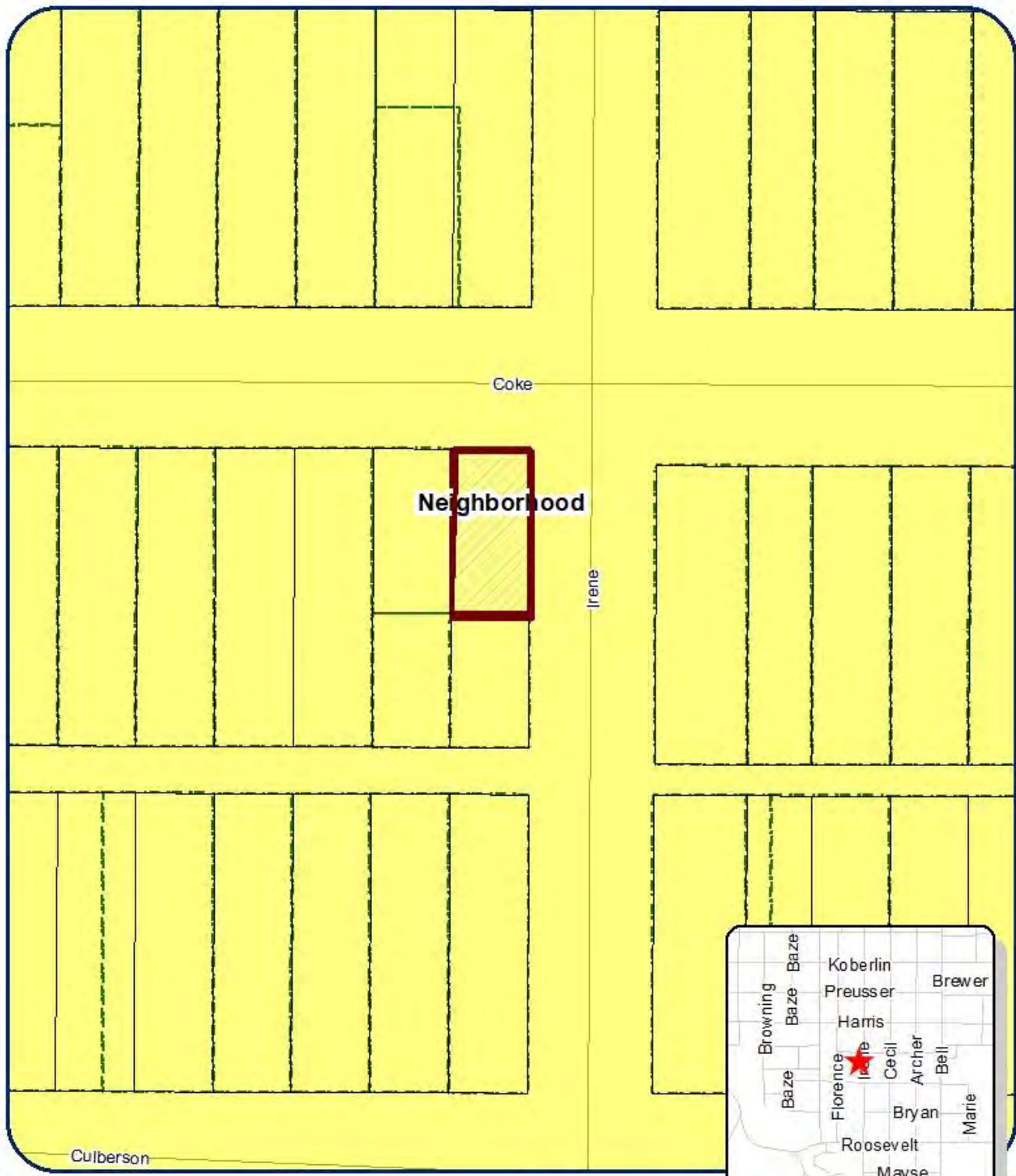
Subject Properties: 
 Current Zoning: **RS-1**
 Requested Zoning Change: **Replat**
 Vision: **Neighborhood**

N

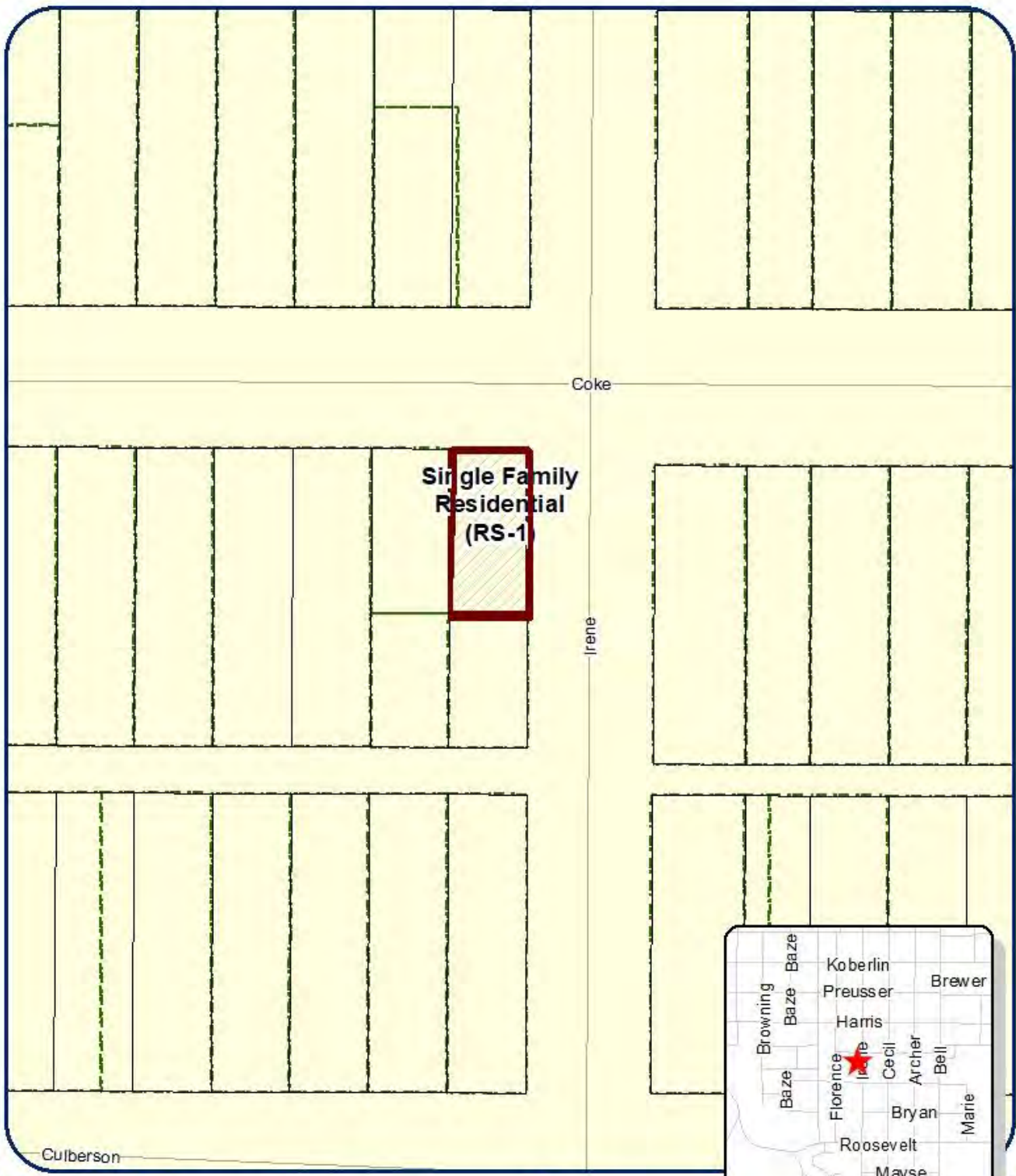


North 105 Feet of Lot 1, Block 5 Sheppard's Addition

AERIAL MAP




Location Map Sheppard's Addition		Legend		N ▲	
1231 Coke Street		Subject Properties: 	Current Zoning: RS-1		
Council District 3 - Harry Thomas		Requested Zoning Change: Replat			
Neighborhood: Ft. Concho East		Vision: Neighborhood			
Scale: 1" approx. = 80 ft					
North 105 Feet of Lot 1, Block 5 Sheppard's Addition			Future Land Use		



Location Map Sheppard's Addition

1231 Coke Street
 Council District 3 - Harry Thomas
 Neighborhood: Ft. Concho East
 Scale: 1" approx. = 80 ft

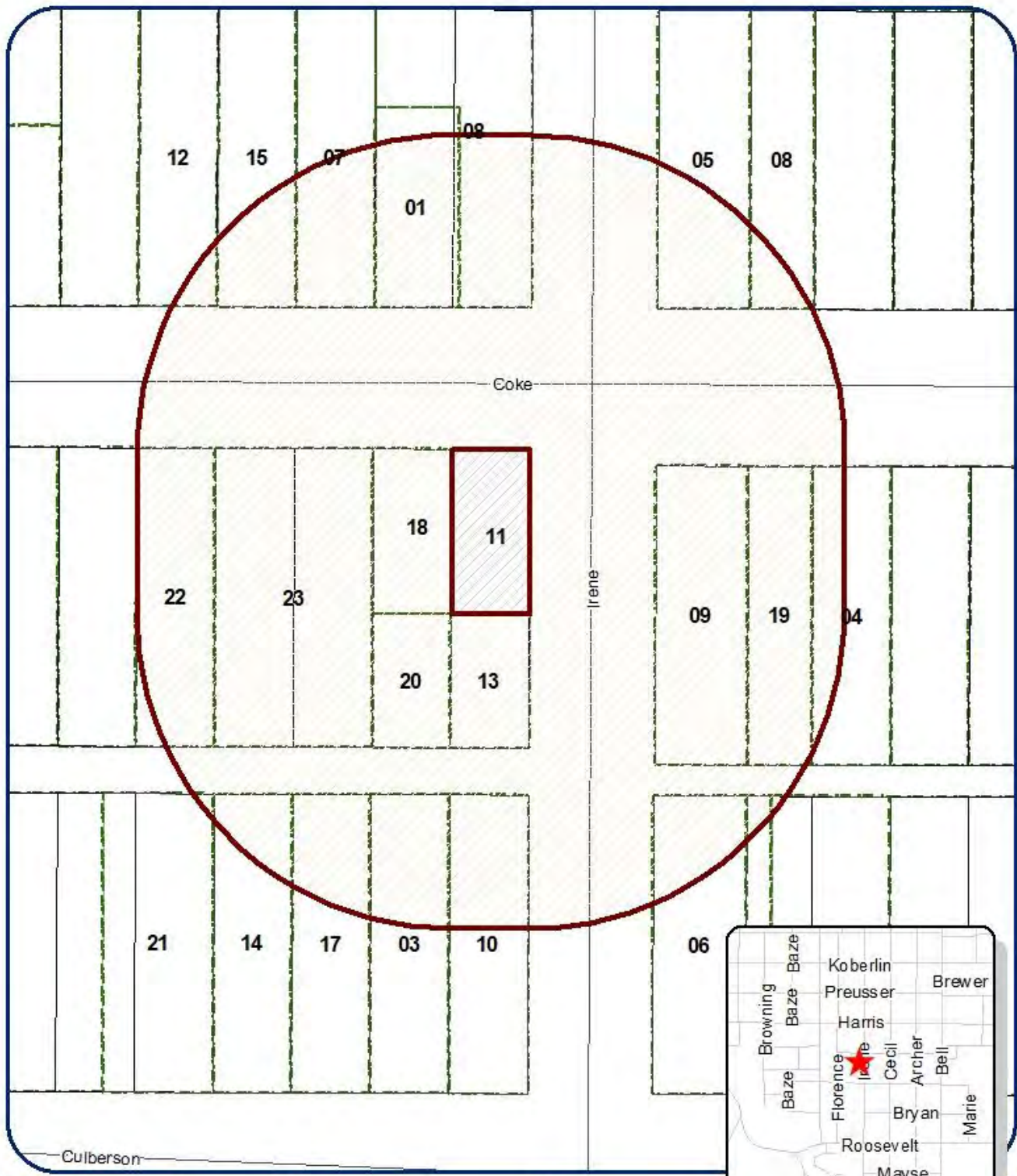
Legend

Subject Properties: 
 Current Zoning: **RS-1**
 Requested Zoning Change: **Replat**
 Vision: **Neighborhood**



North 105 Feet of Lot 1, Block 5 Sheppard's Addition

Existing Zoning



Location Map Sheppard's Addition
1231 Coke Street
 Council District 3 - Harry Thomas
 Neighborhood: Ft. Concho East
 Scale: 1" approx. = 80 ft

Legend
 Subject Properties:
 Current Zoning: **RS-1**
 Requested Zoning Change: **Replat**
 Vision: **Neighborhood**

North 105 Feet of Lot 1, Block 5 Sheppard's Addition

NOTIFICATION MAP

N

FRANK WHITE
1217 COKE
SAN ANGELO TX
76903



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

----- FOLD HERE -----

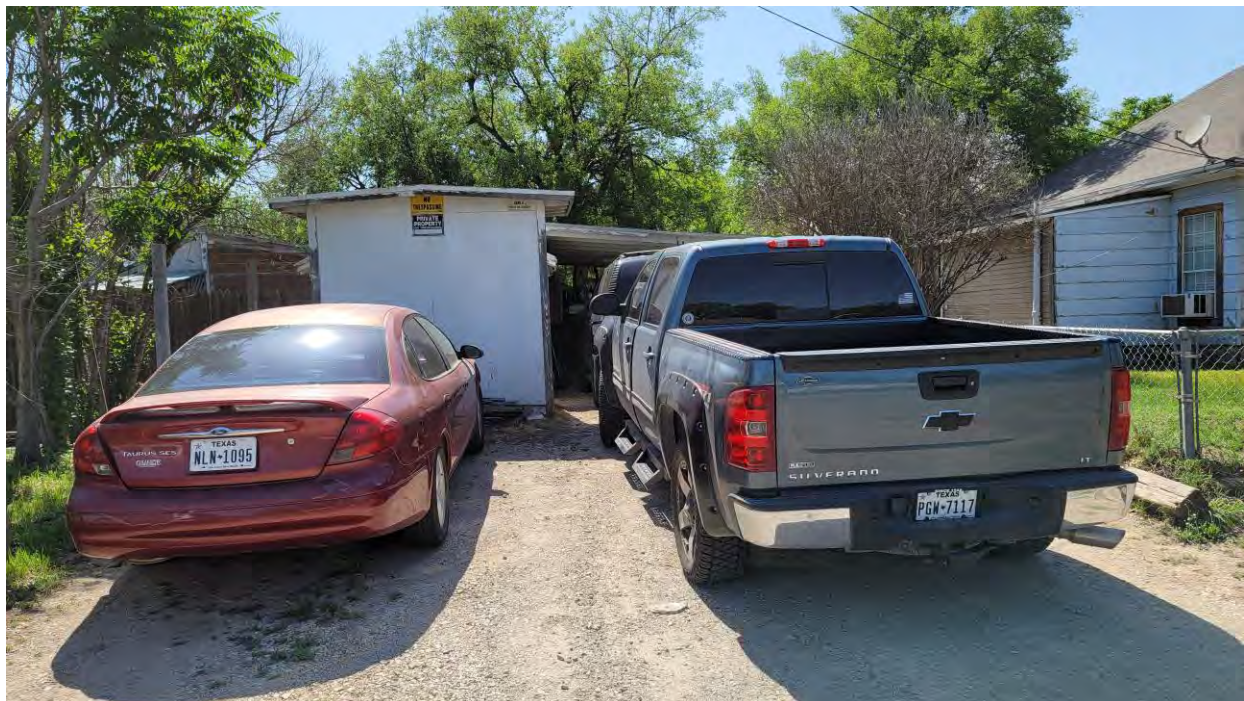
----- FOLD HERE -----

YES IN FAVOR

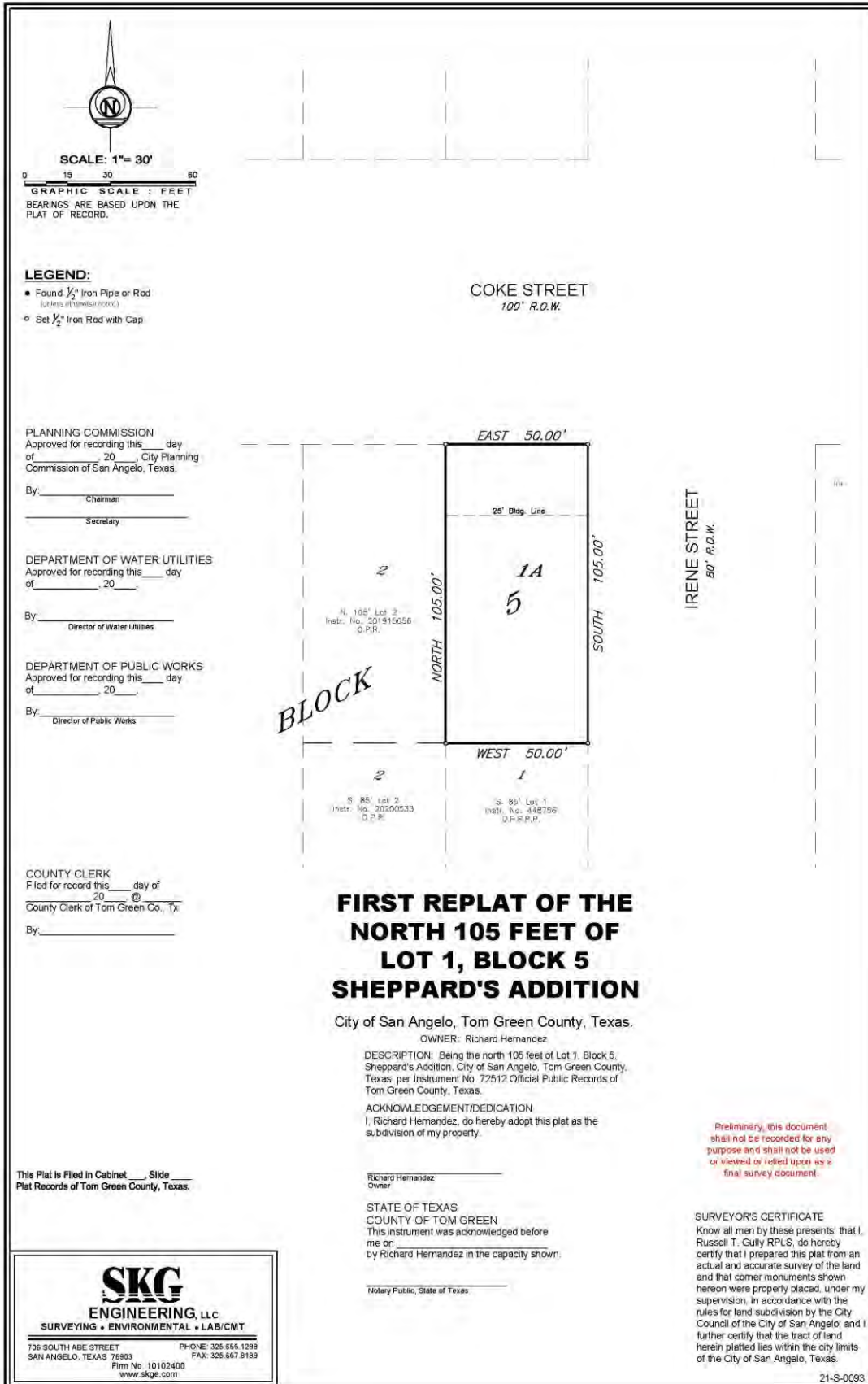
Photo of Site



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

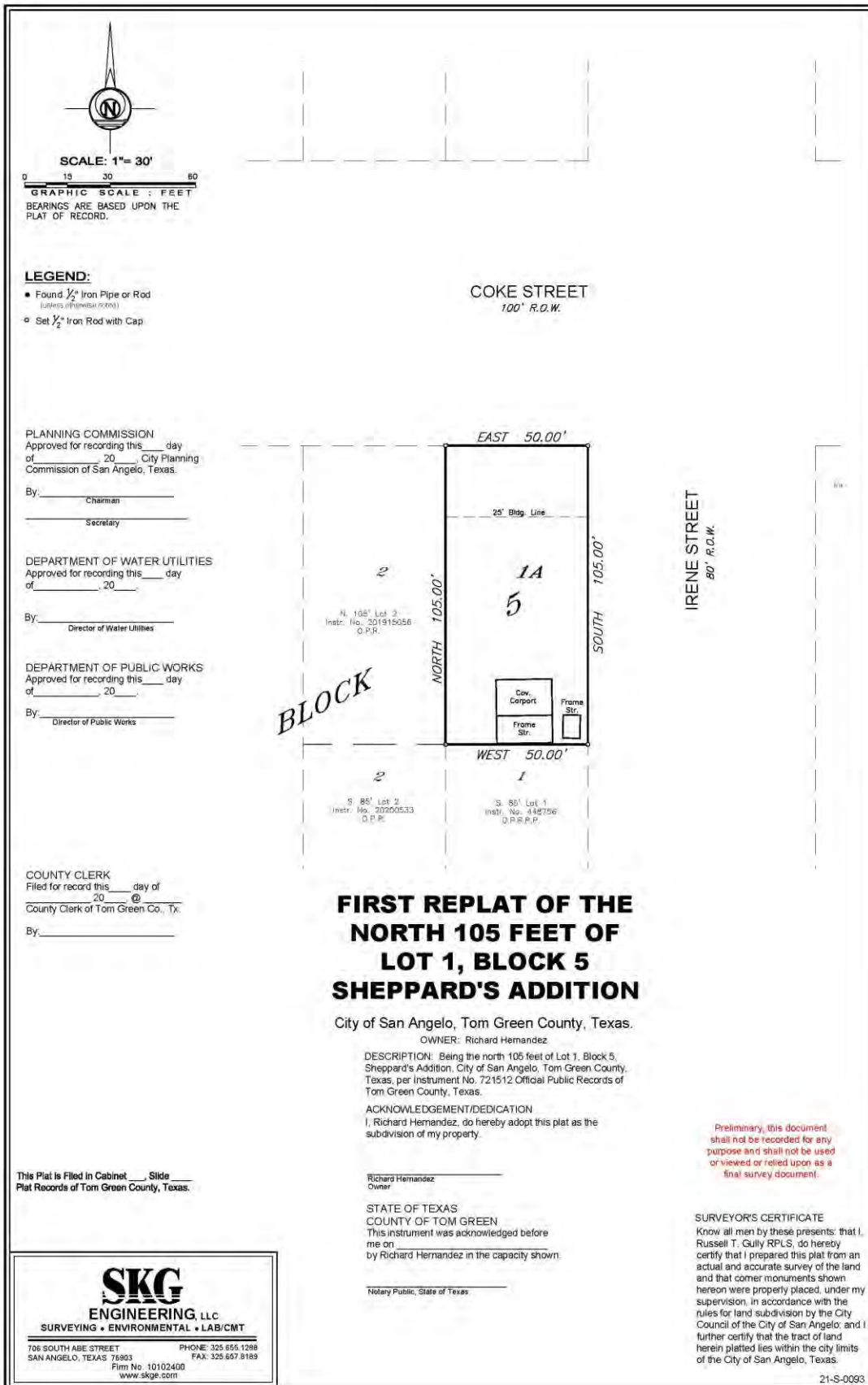


Garage and carport. The garage will have to have a 1 hour fire wall or be rebuilt 5 feet from property line.



SKG
 ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET PHONE: 325.656.1298
 SAN ANGELO, TEXAS 76903 FAX: 325.697.9189
 Firm No. 10102400
 www.skg.com



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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 the North 105 Feet of Lot 1, Block 5, Sheppard's Addition

Proposed Subdivision Name

N 105 feet of lot 1, Blk. 5, Sheppard's Addition

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)

24-43200-0005-001-00

Tax ID Number(s) (can be found on property tax statement or at 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:	N/A		
	Name	Phone Number	Email Address
Property Owner:	Richard Hernandez	(325) 763-4616	N/A
	Name	Phone Number	Email Address
Architect/Engineer/Design Professional:	SKG Engineering	325-655-1288	jack@skge.com
	Name	Phone Number	Email Address

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

*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? 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? _____

(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
0.120 Ac. (5250 Sq. Ft.) 1
 Total Acreage of Proposed Subdivision/Resubdivision Total Number of Lots Proposed

Existing Zoning:
 RS-1 RS-2 RS-3 RM-1 RM-2 PD (include case number: _____)
 R&E CN CO CG CG/CH CBD OW ML MH

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?* Yes 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 0.120 Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No
 If yes, how many structures exist? 4 What type of structures exist currently? Frame Residence
Carport, 2 Frame Storage Buildings

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: Section III, A

Full variance requested Partial variance requested (proposed variation from standard): Additional paving width/ no sidewalk

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 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 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 conditions upon which this request for variance is based are not generally applicable to other property as this is an existing developed area and this is a small in-fill project.

(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.
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.

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

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

4-20-21
 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)	_____	_____	_____

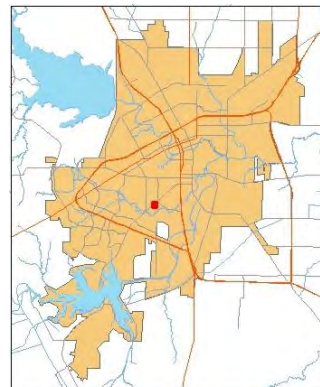
Date of Approval Expiration: _____

Date Recorded: _____

**PLANNING COMMISSION – 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 Albert Addition and Lot1, Block G Sunnyside Addition	
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:			
<p><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.</p> <p><u>Currier Street</u>- Urban Minor Collector Street, Required 60' min. ROW (65' existing), 50' min. Pavement width 50 ft. existing.</p> <p><u>Knickerbocker Road</u> – TXDOT – Urban Major Arterial Street, Required 80' min. ROW (90' existing), 64' min. pavement width, 85 ft. existing.</p>			
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:			
<u>Property Owner</u> Roger Albert <u>Representative</u> Erica Carter, Carter-Fentress Engineering, LLC.			
STAFF CONTACT:			
Sherry Bailey, Principal Planner Cooper Carroll, Intern (325) 657-4210, Ext. 146 sherry.bailey@cosatx.us			



Conformity with Comprehensive Plan and 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 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).

Variance: 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 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 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.

Recommendation: 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]
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] 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 final 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




Location Map Replat

Reece Albert Subdivision

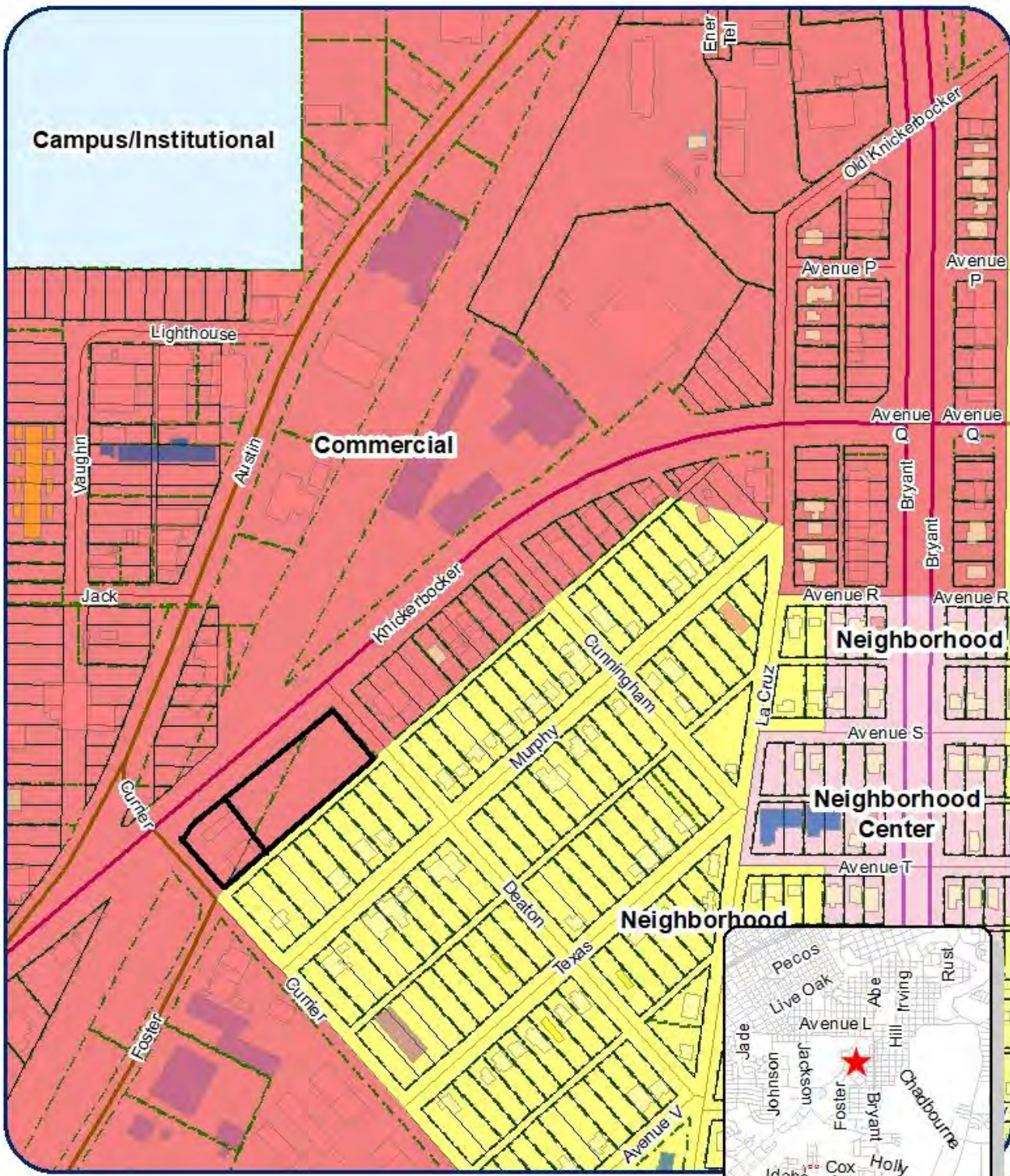
Council District 3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 250 ft

Legend

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




Replat

Reece Albert Subdivision

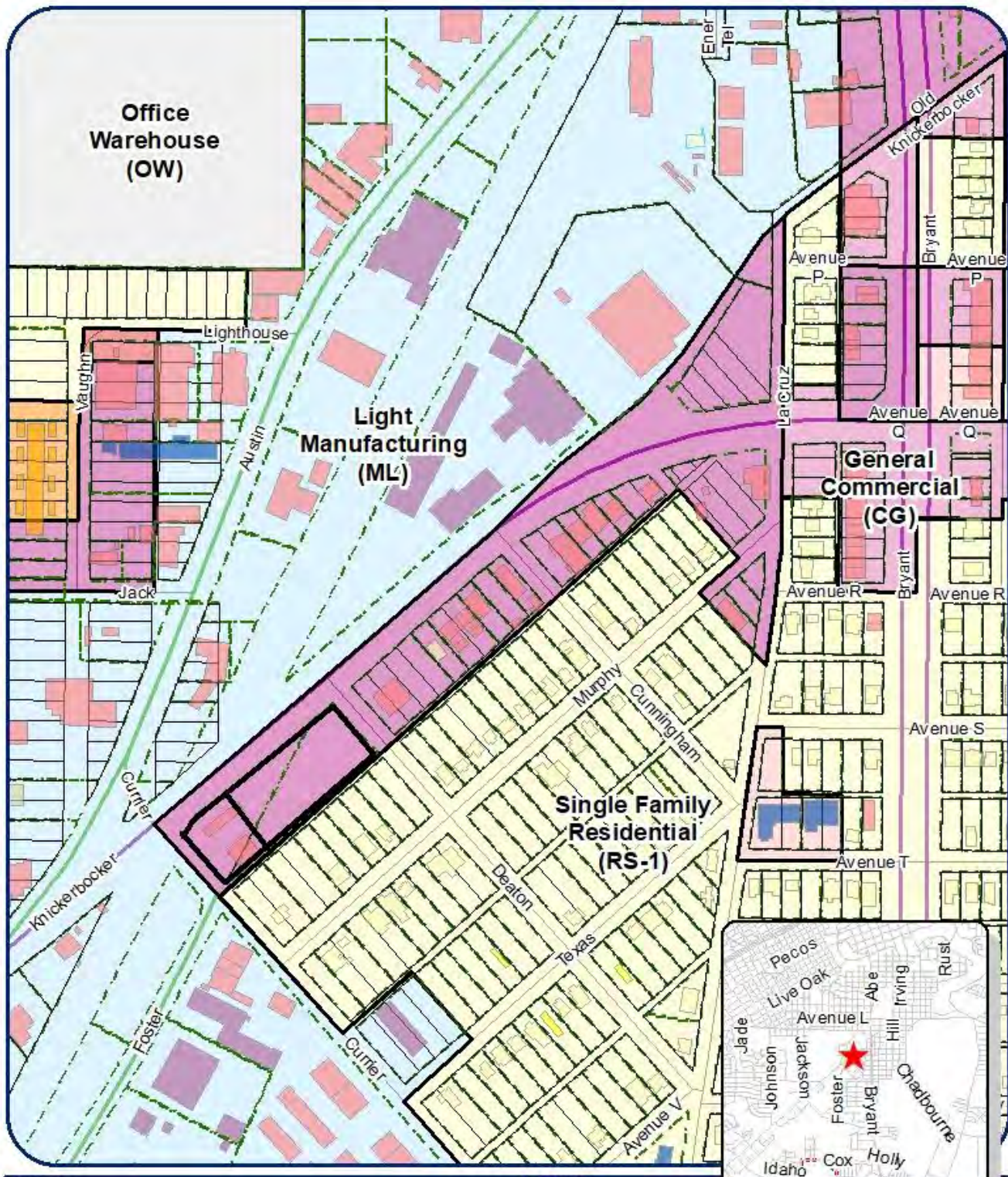
Council District #3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 315 ft

Legend

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.




Replat

Reece Albert Subdivision

Council District #3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 315 ft

Legend

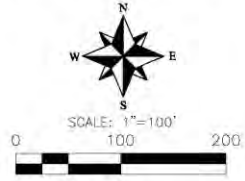
Subject Properties: 
 Current Zoning: **CG/CH**
 Requested Zoning Change: **Replat**
 Vision: **Commercial**



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

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).
 Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

This plat is filed in Cabinet _____, Slide _____
 Plat Records of Tom Green County, Texas.



- LEGEND**
- ⊗ FOUND 1/2" IRON ROD WITH CAP STAMPED "SKG. ENGINEERS"
 - SET 1/2" IRON ROD WITH CAP STAMPED "QUINN 0625"
 - SUBJECT PROPERTY BOUNDARY
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT



CITY PLANNING COMMISSION
 Approved for recording this _____ day of _____, 20____.
 City Planning Commission of San Angelo, Texas
 By: _____ Chairman
 By: _____ Secretary

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this _____ day of _____, 20____.
 By: _____ Director of Public Works

DEPARTMENT OF WATER UTILITIES
 Approved for recording this _____ day of _____, 20____.
 By: _____ Director of Public Works

COUNTY CLERK
 Approved for recording this _____ day of _____, 20____.
 County Clerk of Tom Green County, Texas
 By: _____

SURVEYOR'S CERTIFICATE
 Know all men by these presents: that I, Wesley Ray Quinn, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown hereon will be or 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, or within the extraterritorial jurisdiction are of the City of San Angelo, Texas, as established by law.

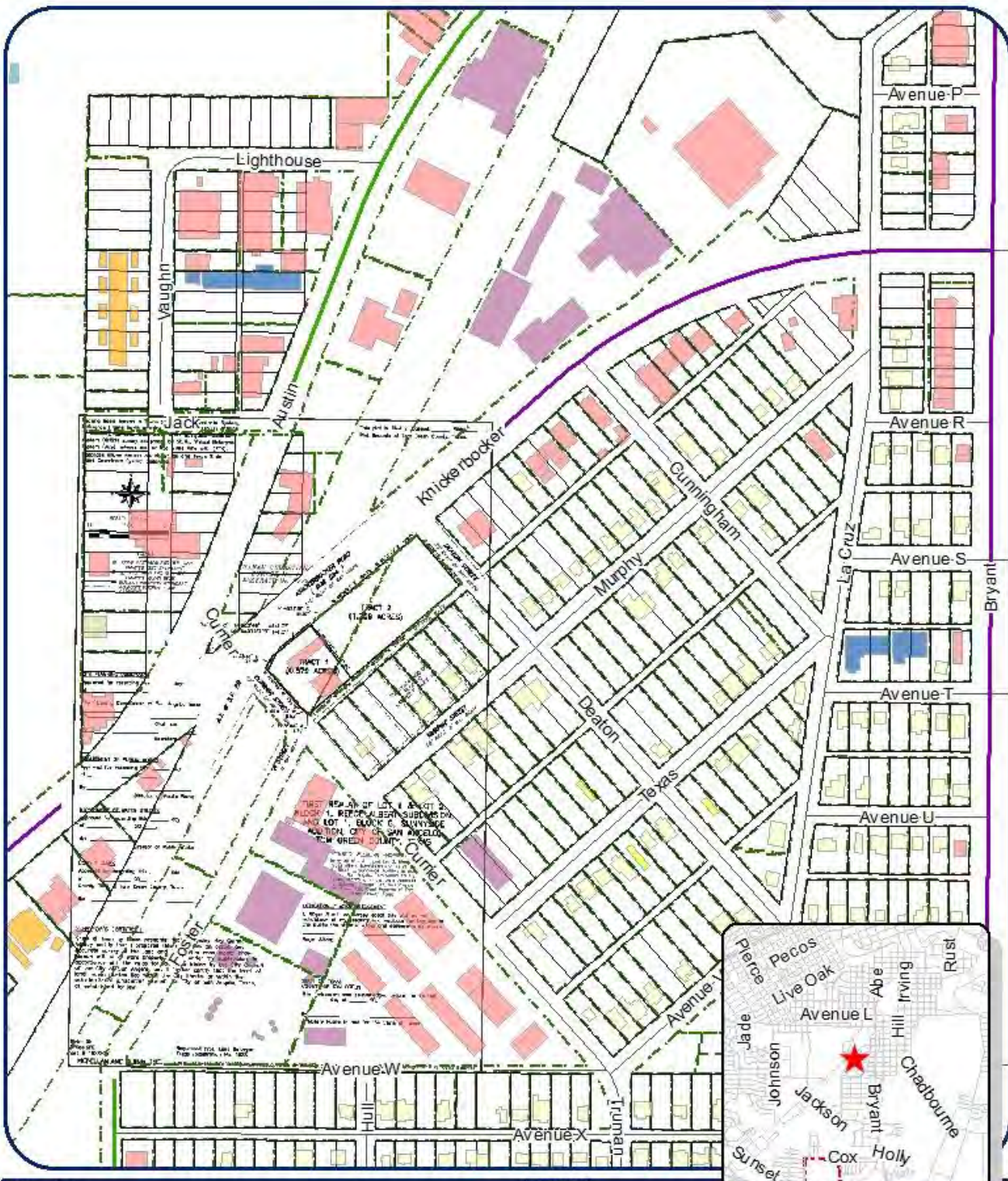
FIRST REPLAT OF LOT 1 & LOT 2, BLOCK 1, REECE ALBERT SUBDIVISION, AND LOT 1, BLOCK G, SUNNYSIDE ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

OWNER: WESTERN PROPERTIES
 Being all of Lot 1 and Lot 2, Block 1, Reece Albert Subdivision and all of Lot 1, Block G, Sunnyside Addition to the City of San Angelo, Tom Green County, Texas, according to the plats recorded in Volume 4, Page 133, and Volume 26, Page 339, Deed Records of Tom Green County, Texas.

DEDICATION / ACKNOWLEDGEMENT
 I, Roger Albert, do hereby adopt this plat as the subdivision of my property and dedicate for the use to the public the streets, alleys and easements as shown.

Roger Albert


STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on the _____ day of _____, 20____.
 By: _____
 Notary Public in and for the State of Texas



Replat

Reece Albert Subdivision
 Council District #3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 314 ft

Legend

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.



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 LOT 1 + LOT 2, BLOCK 1, REECE ALBERT SUBDIVISION AND LOT 1 BLOCK 9, SUNNYSIDE ADDITION. AND LOT 1 + 2, BLOCK 1 REECE ALBERT ADDITION, LOT 1, BKG SUNNYSIDE.

Proposed Subdivision Name: LOT 1 BLOCK 9, SUNNYSIDE ADDITION. AND LOT 1 + 2, BLOCK 1 REECE ALBERT ADDITION, LOT 1, BKG SUNNYSIDE.

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com):
01-10250-0001-001-001-25-45700-0000-076-00

Tax ID Number(s) (can be found on property tax statement or at www.tomgreencad.com under Geographic ID):
01-10250-0001-001-001-25-45700-0000-076-00

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:
Name _____ Phone Number _____ Email Address _____

Architect/Engineer/Design Professional: ERICA CARTER 325-716-3013 ecarter@entresseng.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? 4"
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? 6"
 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

1.98

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 _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 1.98

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

- Vacant _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 1.98

Are there existing structures on the property? Yes No

If yes, how many structures exist? 2 What type of structures exist currently? BRICK COMMERCIAL BUILDINGS WITH AWNING

If yes, are any of the structures planned to remain? Yes (NOTE: requires one copy of proposed plat showing structures to remain)

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: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: 10.111.A.2

FOR CARRIER STREET & FOR DEATON STREET

- Full variance requested Partial variance requested (proposed variation from standard): REQUEST TO KEEP DEATON STREET AT CURRENT WIDTH WITHOUT SIDEWALK. REQUEST TO KEEP CARRIER STREET WIDE AT CURRENT WIDTH WITHOUT SIDEWALK.

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.

APPROVAL OF THIS VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC SAFETY OR WELFARE OR BE INJURIOUS TO OTHER PROPERTY. BOTH DEATON STREET AND CARRIER STREET ARE THE SAME WIDTH FROM KNICKERBOCKER TO AVE V. WITH MOST OF THE PROPERTY SURROUNDING BEING DEVELOPED

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.

BOTH ROADS ARE BOTH STREETS ARE WIDE WITH CURB & GUTTER ON BOTH SIDES.

(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.

As other provisions are met, the provisions of applicable ordinances will not be varied.

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 3/24/2021
Date


 Representative's Signature 3/24/2021
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: _____



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

I, Roger Albert, make this affidavit and hereby on oath state the following:
Print Property Owner Name

I, being the sole partial owner of the following property:

915 KNICKERBOCKER RD SAN ANGELO, 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):
LOT 1&2, BLOCK 1, REECE ALBERT ADDITION AND LOT 1, BLK G SUNNYSIDE ADDITION

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.

Roger Albert LERICA CARTER
(Please print) Representative's Organization or Entity

Signed this the 24 day of March, 20 21.

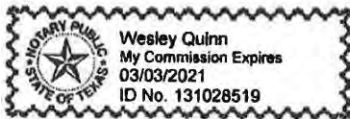
[Signature]
Signature of the Property Owner

Section 2: Notary Public Information

BEFORE ME, the undersigned authority, this day personally appeared Roger Albert and
Name

on oath stated that the facts hereinabove stated are true to the best of His knowledge or belief.
His/Her

SWORN TO AND SUBSCRIBED before me on this the 24th day of March, 20 21.



[Signature]
Notary Public, State of Texas



Corner of Deaton Street and the alley.



Deaton Street and Knickerbocker Rd.



Deaton Street



Knickerbocker Rd and Currier Street corner