

Memo

Meeting Date: May 19, 2014

To: Planning Commission members

From: Roxanne Johnston, Planner

Subject: The Trails, Section Four, a request for a subdivision approval to be located in a Single-Family Residential (RS-1) District on the following property:

Location: Unaddressed tract of land located approximately 100 feet north of the intersection of Chisholm Trail and an AEP Right-of-Way; more specifically occupying 7.469 acres out of a 46.354 acre tract located in the J McNeese Survey 0176.25, Abstract 1641 in south central San Angelo.

Size: Approximately 7.469 acres

Contacts:

SKG Engineering, Representative	325-655-1288
Roxanne Johnston, Planner	325-657-4210

Summary: The Planning Commission may:

- (1) **approve** the proposed subdivision; or
- (2) **modify** and **approve** the subdivision to add conditions believed to be more appropriate; or
- (3) **deny** the proposed subdivision.

Recommendation: City staff **recommends approving** this subdivision, **subject to conditions** as listed below, which are outlined in this staff report.

History and Background:

This subdivision was approved, with conditions, by the Planning Commission on May 17, 2010. Because the plat had not been recorded with the Tom Green County Clerk within the 3 years time frame outlined in Chapter 6, Section I.C.3 of the Subdivision Ordinance, approval for this plat expired. Therefore, approval by the Planning Commission is necessary in order for the applicant to move forward with the subdivision process. Approval of this subdivision will help ensure a future seamless, orderly built environment that blends in with the existing subdivision section to the south.

General Information

Existing Zoning: Single-Family Residential (RS-1)

Existing Land Use: Vacant property

Surrounding Zoning/Land Use:

North:	Ranch & Estate	Vacant property
West:	Ranch & Estate	Vacant property
South:	RS-1	Single-family residences
East:	Single Family Residential & High Rise Multifamily Residential	Vacant property & dense residential

Preliminary Plat:

This final plat conforms to the preliminary plat approved by the Planning Commission on February 19, 2007.

Thoroughfares/Streets:

Required Right-of-Way Width: 50 feet

Actual Right-of-Way Width: Proposed ROWs are 50- 52.16 feet

Required Pavement Width: 40 feet or 36 feet with a 4 foot sidewalk installed on one side of the street right-of-way

Actual Pavement Width: Chisholm Trail and Goodnight Trail are currently paved and dead end south of the AEP right-of-way located south of this proposed subdivision and meet required pavement widths. However, as the subdivision is built, these streets, in

addition to Cheyenne Trail, are projected to allow for approximately 50 feet right-of-way and will match the dimensions of the area streets.

Conformance with Thoroughfare Plan: N/A. The proposed streets will not conflict with future thoroughfare streets because they are intended to be local streets.

Development Standards: The subdivision lot sizes meet all requirements outlined in section 501 of the zoning ordinance pertaining to lot sizes.

Storm Water/Drainage: This subdivision will not create any storm water or drainage issues.

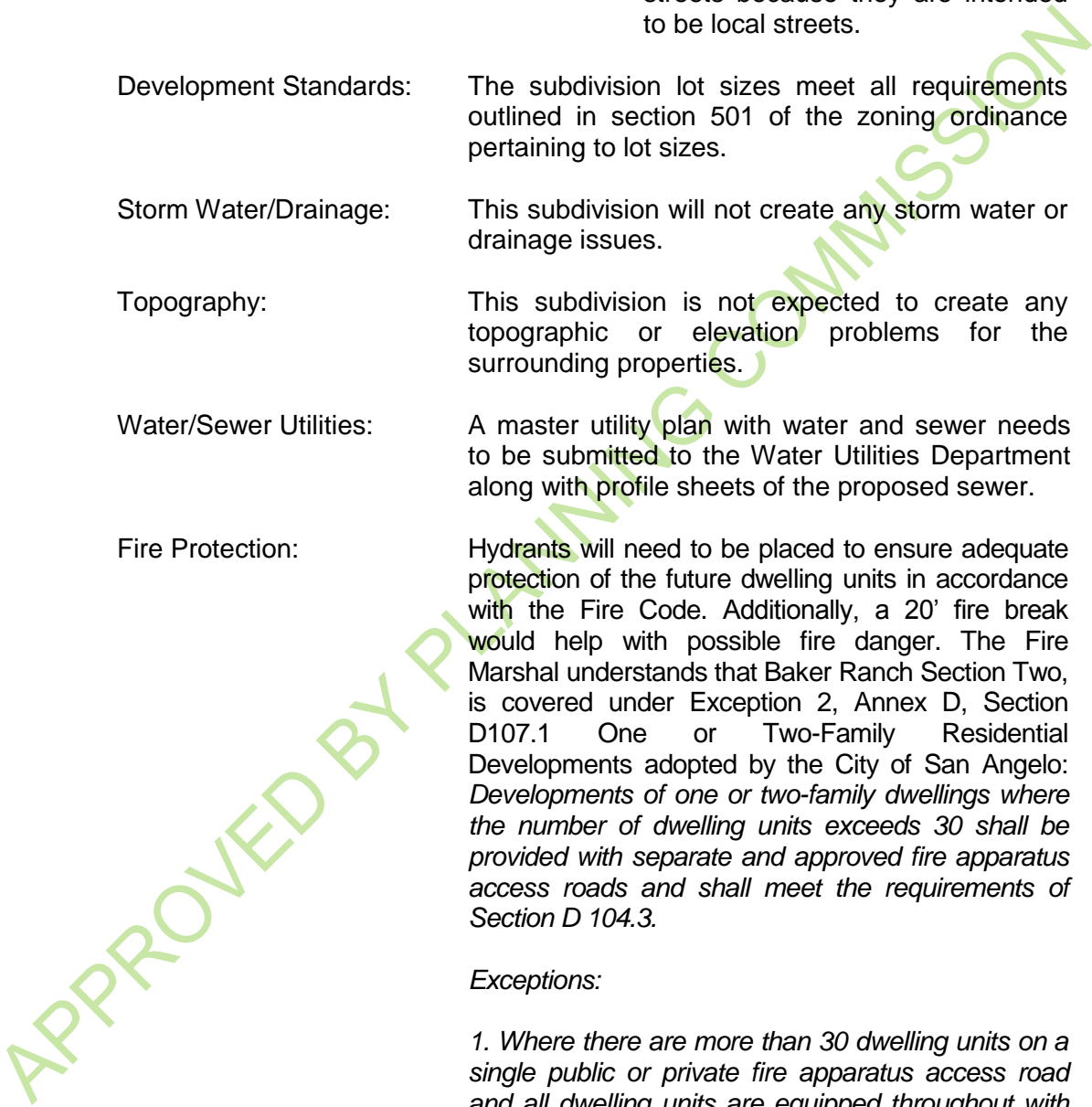
Topography: This subdivision is not expected to create any topographic or elevation problems for the surrounding properties.

Water/Sewer Utilities: A master utility plan with water and sewer needs to be submitted to the Water Utilities Department along with profile sheets of the proposed sewer.

Fire Protection: Hydrants will need to be placed to ensure adequate protection of the future dwelling units in accordance with the Fire Code. Additionally, a 20' fire break would help with possible fire danger. The Fire Marshal understands that Baker Ranch Section Two, is covered under Exception 2, Annex D, Section D107.1 One or Two-Family Residential Developments adopted by the City of San Angelo: *Developments of one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D 104.3.*

Exceptions:

- 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. NOT APPLICABLE*



2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

It's understood that the current plat illustrates a connection to future development. That future development will provide the secondary egress requirements of Annex D, Section D107.1 & 104.3 meeting Exception 2.

Access Management: The proposed development should pose no access issues.

Atmos Energy: There are no gas facilities in the vicinity of this proposed subdivision.

Verizon: Please advise developer to notify Verizon 30 days prior to opening trenches.

Analysis:

The staff recommendation is based upon the statements listed below.

This final plat conforms to the regulations outlined within the Subdivision Ordinance and Zoning Ordinance with regards to street widths and lot sizes. As mentioned in the "History" section of this report, it is a continuation of an existing subdivision and was previously approved by the Planning Commission. No new circumstances other than the expiration of the time required to record the plat with the Tom Green County Clerk is evident.

Once conditions are met with this subdivision, approval will ensure continuity with area development and that is consistent with other single-family residential development within the city limits. These conditions are necessary to provide fair and equitable development across the community in a manner that is predictable and consistent, which is exactly the intent of the Subdivision and Zoning Ordinances.

Proposed Conditions

1. Providing the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision.
2. The developer will be required to improve all public rights-of-ways to City Standard Specifications and Details. The developer will be required to submit street construction drawings for review and approval and construct the streets before the plat may be recorded. Alternatively, the developer may enter into a performance

agreement with the City of San Angelo as outlined in Chapter 6 of the subdivision ordinance before the plat may be recorded.

3. Providing the City of San Angelo with suitable legal instruments establishing easements for temporary turnaround at proposed dead ends of rights-of-way for both Chisholm Trail and Goodnight Trail. Such instruments can be recorded by municipal officials, at an appropriate time after recording of the proposed final plat. Description of each turnaround's boundaries may thereby refer to lots, blocks and streets shown on the proposed final plat. Both such instruments should also include a reversionary clause automatically releasing the easement, coincidentally, with dedication of any right-of-way further extending rights-of-way for Chisholm Trail and Goodnight Trail.
4. Submission and approval of a site utility plan showing water and sewer lines including a profile sheet of the proposed sewer. Extensions of these mains will also be required.
5. Securing easements from AEP for crossing its right-of-way for electric power transmission, which borders the entire southern boundary of this proposed subdivision, along a direct projection of existing and planned alignments for Goodnight Trail and Chisholm Trail:
 - a. Each such easement should be at least 50 feet wide and, possibly, as much as 70 feet wide.
 - b. Each such easement should explicitly be for a variety of public purposes including, but not limited to, street access, utility installation and repair, as well as conveyance of storm water drainage.
 - c. The geographic limits of these easements must be represented (indicated by dashed lines) on the final plat presented for recording, accompanied by a brief description of such easements, and an indication of their recording location in Official Public Records of Real Property (O.P.R.R.P.) in Tom Green County.
6. Extending municipal water and sewer mains to each new lot in this proposed subdivision, in compliance with utility construction plans accepted by (and conforming to ordinary practices and standards of) the City's Water Utilities Department.
 - a. Required extension of water and sewer mains must also be accompanied by installation of private service lines (laterals) to a nearby boundary of each proposed new lot in this subdivision.
 - b. If recording this final plat is desired before installation of required water and sewer utilities is complete, the applicants may provide the Water Utilities Department with a suitable financial guarantee ensuring the timely installation of such utilities.

6. Installing street and drainage improvements, in compliance with related plans accepted by and conforming to ordinary practices and standards of San Angelo's City Engineer.
 - a. Street and drainage improvements must be extended within the alignment of both Chisholm Trail and Goodnight Trail, across the width of AEP's adjoining right-of-way for electric power transmission.
 - b. If recording this final plat is desired before installation of required street and drainage improvements are complete, the applicant may provide the City Engineer with a suitable financial guarantee ensuring the timely installation of such improvements.

7. Making the following changes to the plat document itself:
 - designate all easements as "open and unobstructed" easements, thereby prohibiting installation of fences or structures within those spaces.

Attachments:

general map, highlighting subject property;

site map, highlighting subject properties;

aerial photo, highlighting subject property;

draft plat; and

preliminary plat approved February 19, 2007, by the Planning Commission.

Presentation:

Roxanne Johnston, Planner

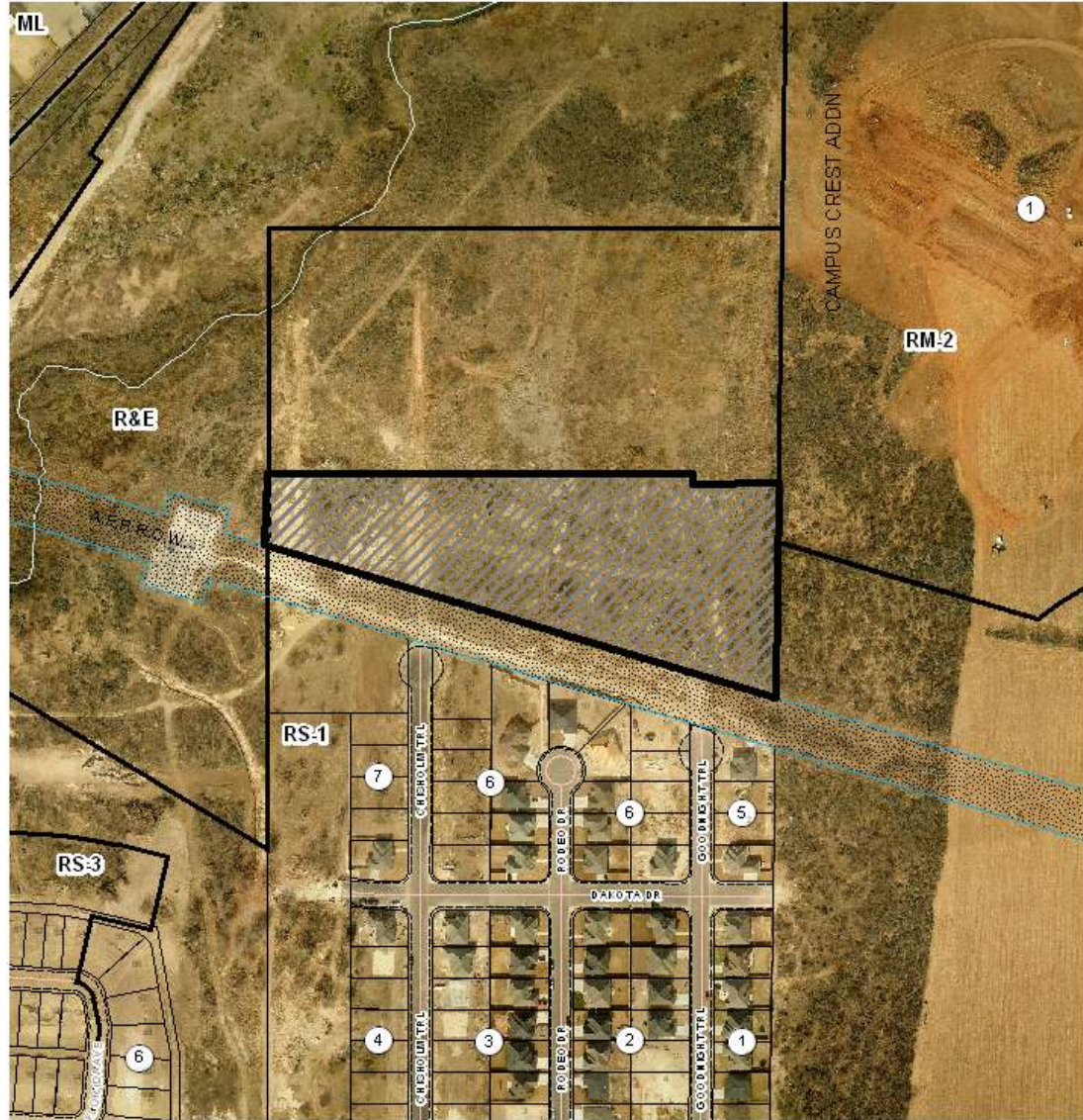
Reviewed by:

Patrick Howard, AICP, Director of Community Development Services ()



The Trails, Section Four

1 inch = 300 feet



APR

COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL) CO (OFFICE COMMERCIAL) CG (GENERAL COMMERCIAL) CG-CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL) CH (HEAVY COMMERCIAL) CB-D (CENTRAL BUSINESS DISTRICT) OW (OFFICE WAREHOUSE) PD (PLANNED DEVELOPMENT)	RE (RANCH AND ESTATE) RS-1 (SINGLE-FAMILY RESIDENCE) RS-2 (TWO-FAMILY RESIDENCE) RS-3 (ZERO LOT LINE, TWIN HOME AND TOWNHOUSE RESIDENCE) RM-1 (LOW RISE MULTI-FAMILY RESIDENCE) RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE) MHP (MANUFACTURED HOUSING PARK) MHS (MANUFACTURED HOUSING SUBDIVISION)	ML (LIGHT MANUFACTURING) MH (HEAVY MANUFACTURING) CU (CONDITIONAL USE) SP (SPECIAL PERMIT) SU (SPECIAL USE) ZC (ZONE CHANGE)

PLANNING COMMISSION
 Approved for recording this ___ day
 of ___ 20___, City Planning
 Commission of San Angelo, Texas.

By: _____
 Chairman

Secretary _____

DEPARTMENT OF WATER UTILITIES
 Approved for recording this ___ day
 of ___ 20___.

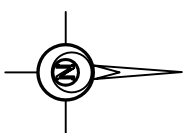
By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this ___ day
 of ___ 20___.

By: _____
 Director of Public Works

COUNTY CLERK
 Filed for record this ___ day of
 20___, @ ___ day of
 County Clerk of Tom Green Co., TX.

By: _____



SCALE: 1" = 100'

GRAPHIC SCALE : FEET
 0 50 100 200

NOTE : Bearings shown hereon are based on
 the Texas Coordinate System -
 Central Zone.
 Distances shown are surface horizontal.

LEGEND:

- Found 1/2" Iron Pipe or Rod
 (unless otherwise noted)
- Set 1/2" Iron Rod with Cap

This Plat is Filed in Cabinet ____, Slide ____
 Plat Records of Tom Green County, Texas.

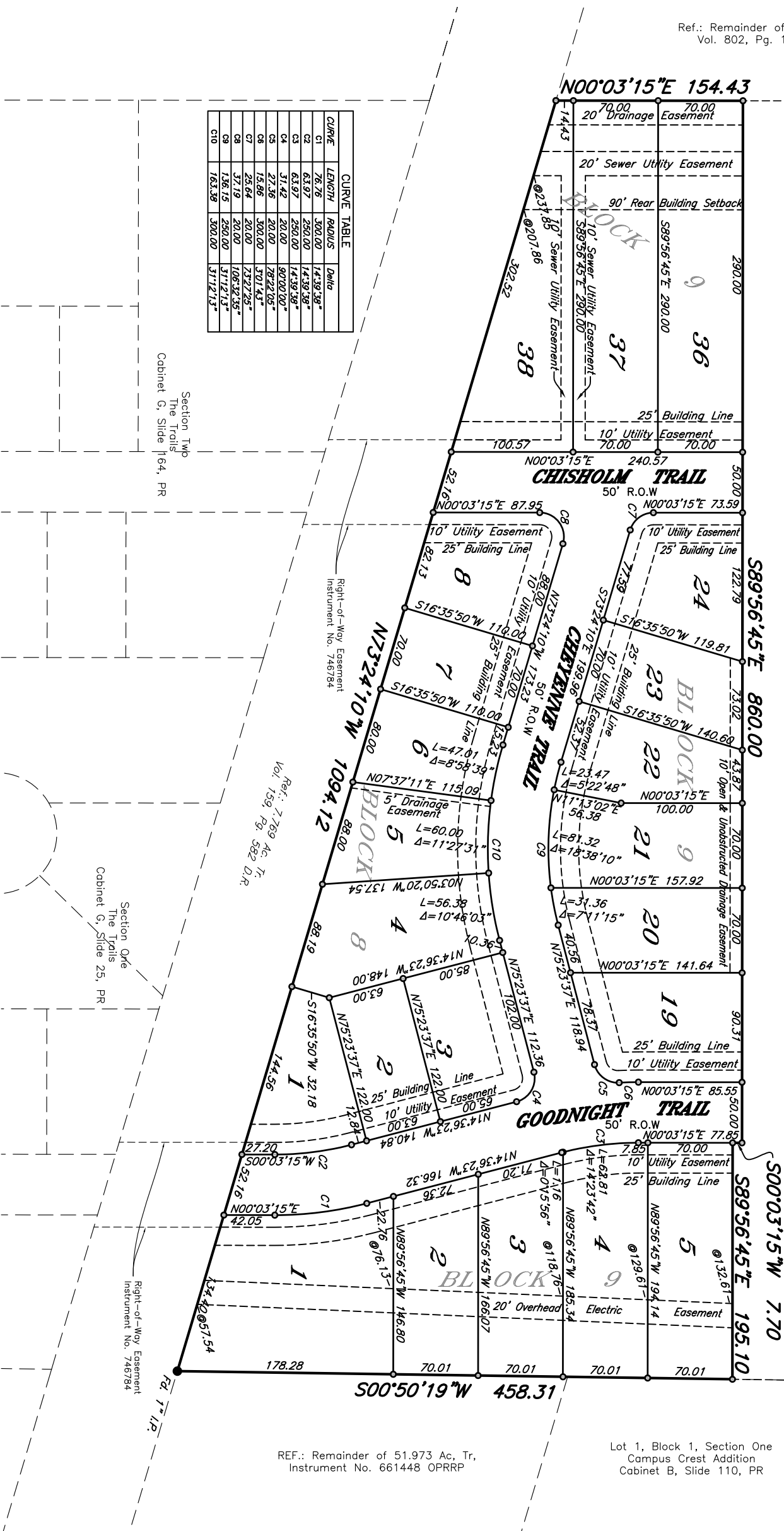
Field Notes are filed as Instrument No. ____
 Official Public Records, Tom Green County, Texas.

Ref.: Remainder of 40.94 Ac. Tr.
 Vol. 802, Pg. 179, OPRRP

Ref.: Remainder of 46.354 Ac Tr
 Vol. 1165, 1667, OPRRP

Lot 1, Block 1, Section One
 Campus Crest Addition
 Cabinet B, Slide 110, PR

REF.: Remainder of 51.973 Ac, Tr,
 Instrument No. 661448 OPRRP



THE TRAILS

Section Four

City of San Angelo, Tom Green County, Texas.
 OWNER/DEVELOPER: STONEWALL RANGES

DESCRIPTION: Being 7.469 acres out of that certain 46.354
 acre tract described and recorded in Volume 1165, Page
 1667, Official Public Records of Real Property of Tom Green
 County, Texas.

ACKNOWLEDGEMENT/DEDICATION

We, Stonewall Ranges, do hereby adopt this plat as the
 subdivision of our property and dedicate for the use of the
 public the streets and easements shown hereon.

David Currie
 Managing Partner

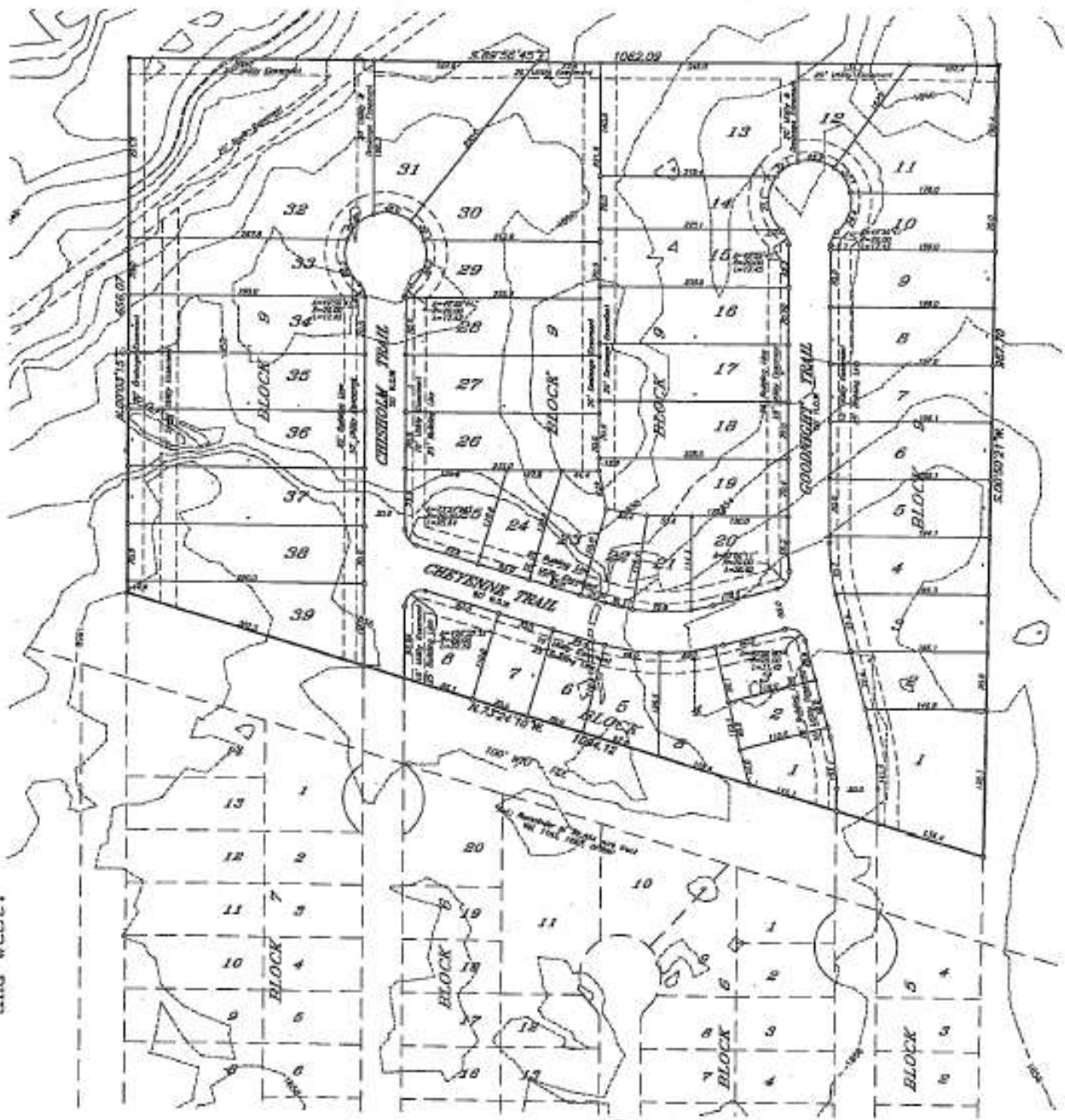
STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before
 me on _____
 by David Currie in the capacity shown.

Notary Public, State of Texas

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

SURVEYOR'S CERTIFICATE
 Know all men by these presents:
 that I, Russell T. Gully RPLS, do
 hereby certify that I prepared this
 plat from an actual and accurate
 survey of the land and that corner
 monuments shown hereon were
 properly placed, under my
 supervision, in accordance with the
 rules for land subdivision by the
 City Council of the City of San
 Angelo; and I further certify that the
 tract of land herein platted lies
 within the city limits of the City of
 San Angelo, Texas.

NOTE: draft copy of preliminary plat approved by Planning Commission in February, 2007, subject to illustration of additional information indicating ownership of land located to the north, east and west.



REAGE SUMMARY:
 Total Acreage - 19.035 Ac.
 Acreage - 17.408 Ac.
 Right-of-Way - 2.287 Ac.

DRAFT

PRELIMINARY PLAT
 THE TRAILS
 (NORTH PART)
 CITY OF SAN ANGELO
 TOM GREEN COUNTY, TEXAS



SKG
 ENGINEERING
 PLANNING • LABORATORY • ENVIRONMENTAL
 1000 W. 10TH ST. SUITE 1000
 FORT WORTH, TEXAS 76102
 PHONE: 817.552.2888
 FAX: 817.552.2888

CITY PLANNING COMMISSION
 Approved for preliminary purposes on the ____ day of _____
 20____ City Planning Commission, San Angelo, Texas.

CLERK: _____ SECRETARY: _____

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE