

Memo

Meeting Date: August 25, 2014

To: Planning Commission members

From: Patrick B. Howard, AICP
Planning & Development Services Department Director

Subject: First Replat Lakeview Addition, Block 19, a request for approval of a re-plat -AND- a request for a 1.5 foot Variance from the minimum 40-foot paving width required for local streets outlined in Chapter 10, Section Three, of the Subdivision Ordinance, on the following property:

Location: 4621 Alamo Street, situated immediately northwest of the intersection of Alamo Street and East 46th Street; more specifically occupying the Lakeview Addition, Block 19, in northern San Angelo.

Size: 0.661 Acres

Contacts:	Steve and Bridgette Sturtz, Owners	325-895-1063
	Herb Hooker, SKG, Representative	325-655-1288
	Kevin Boyd, Senior Planner	325-657-4210

Recommendation: City staff recommends **APPROVAL** of the final plat and associated Variance from the requirement to widen Alamo Street, **subject to five (5) Conditions of Approval.**

History and Background:

This subdivision request seeks to subdivide a 0.661-acre tract into four lots. The tract measures 240 feet along Alamo Street. Situated in northern San Angelo, the property is zoned Single-Family Residential (RS-1) and represents an established neighborhood with surrounding residential development. Identified as a local street in the City's Major Thoroughfare Plan, Alamo Street has an existing paving width of 37 feet. The right-of-way width, at 60 feet, exceeds the minimum requirement. Provisions of the Subdivision Ordinance stipulate a minimum paving width of 40 feet and right-of-way width of 50 feet for local streets.

General Information

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

Existing Land Use: Vacant, open space

Surrounding Zoning/Land Use:

North:	Single-Family Residential (RS-1)	Single-family detached residences and Lincoln Middle School
West:	Single-Family Residential (RS-1), General Commercial (CG) and Planned Development (PD)	Single-family detached residences and San Angelo Rodeo Fairgrounds
South:	Single-Family Residential (RS-1)	Single-family detached residences
East:	Single-Family Residential (RS-1)	Single-family detached residences

Preliminary Plat: N/A

Thoroughfares/Streets: Alamo Street is identified as a "local street," designed to carry light neighborhood traffic at low speeds.

Required Right-of-Way Width: 50 feet

Actual Right-of-Way Width: 60 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: 37 feet

Development Standards: The subdivision meets all requirements outlined in Section 501 of the Zoning Ordinance for RS-1 district.

Storm Water/Drainage: The proposed subdivision does not have any stormwater or drainage issues.

Topography: The proposed subdivision is not expected to generate any topographical or elevation issues.

911 Addressing: The layout of the replat is not expected to create any addressing issues.

Water/Sewer Utilities: The proposed subdivision is not expected to create any water / sewer issues. Water and sewer already exist along the street.

Fire Protection:	The proposed subdivision is not expected to create any fire protection issues.
Access Management:	The proposed subdivision does not have any issues with access management.
Private Utilities:	Private utilities have no comments for the proposed replat.

Analysis:

The staff recommendation is based upon the statements listed below.

When a subdivision plat request is made, the owner or "developer" is responsible for dedications and/or street improvements of existing streets. The Subdivision Ordinance requires only that the owner improves half of the total widths of the identified areas. Alamo Street measures less than the minimum requirement at 37 feet, and thus, the applicant would only be responsible for improving 1.5 feet of actual pavement. And in fact, the City's Division of Engineering Services, based upon the negligible amount of width to be gained by widening the street, has no objections to the Variance request. Approval of this Variance does not appear to be detrimental to the public safety, health, or welfare of neighboring properties and staff is inclined to recommend approval based on circumstances related to the site and the general area.

A strict enforcement of the Subdivision Ordinance's paving width requirement may create undue hardships for the applicant. While this subdivision represents approval of a minor subdivision, related improvements include roughly 240 feet of additional paving along Alamo Street.

Upon further examination of the existing street network, East 47th Street changes to Alamo Street as the street veers south, just west of Lakeview Addition, Block 20. Along an approximately 1,600-foot stretch from East 47th Street to East 43th Street, Alamo Street consistently measures 36 feet across, 4 feet less than the City's minimum requirements. The few residences that actually front the street are established and date back to the 1940s and 1950s. This portion of Alamo Street is classified as a local street and experiences relatively low traffic volumes.

Alamo Street is identified as a "local street," designed to carry light neighborhood traffic at low speeds. Local streets are the lowest street classification and have the smallest amount of paving required in the City. Local streets maintain a paving width of 40 feet. Although the subdivision process triggers the necessity for development improvements, consultation with the City Engineer confirms that such an expansion does not appear to be a pressing need. The Manual on Uniform Traffic Control Devices (MUTCD), a set of standards used by engineers nationwide, generally stipulates that an improved approach is installed within the identified area to accommodate increases in the existing pavement width. Again, given the small pavement width involved, such an approach to establish an effective transition between the existing and proposed paving widths is not

necessary here. In examining the block, although many of the lots have been developed, each of the lots are remnants or portions of a single, large tract – requiring a similar Variance from the required street improvements.

Although the Variance request varies from the provisions outlined in the Ordinance, underlying factors associated with the area has resulted in staff's recommendation. Approval of the requests does not appear to be detrimental to the public safety, health or welfare of neighboring properties. Moreover, the current configuration is part of the established area, exists in harmony with surrounding lots, and does not pose obstructions to the line of sight to the nearby intersection.

Proposed Conditions

1. A copy of the certification from the Tom Green County Appraisal District shall be submitted to the Planning Division indicating there to be no delinquent taxes for this subdivision.
2. Plans shall be prepared and submitted 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, a financial guarantee may be submitted ensuring the completion of these improvements within an 18 month period from the date of this approval [*Land Development and Subdivision Ordinance, Chapter 6*].
3. Plans shall be prepared and submitted for approval illustrating the proposed installation of a water main and required service connections [*Land Development and Subdivision Ordinance, Chapter 11.I.A*] and complete the installation in accordance with the approved version of these plans [*Land Development and Subdivision Ordinance, Chapter 11.I.B*]. Alternatively, a financial guarantee may be submitted ensuring the completion of these improvements within an 18 month period from the date of this approval [*Land Development and Subdivision Ordinance, Chapter 6*].
4. Plans shall be prepared and submitted for approval for all required improvements to street (adjacent segment of Alamo Street) by half the additional increment necessary to comprise the minimum paving width of 40 feet (in this case, approximately 4 feet) [*Land Development and Subdivision Ordinance, Chapter 10*]. Once plans are approved, the street shall be constructed to City specifications. [*Land Development and Subdivision Ordinance, Chapter 10*] Alternatively, a financial guarantee may be submitted ensuring the completion of these improvements within an 18 month period from the date of this approval [*Land Development and Subdivision Ordinance, Chapter 6*].
5. Plans shall be prepared and submitted for approval identifying the erosion control measures to be used to meet Stormwater Pollution Prevention requirements [*Stormwater Ordinance, Article 12.400, Section 12.409.c.F*].

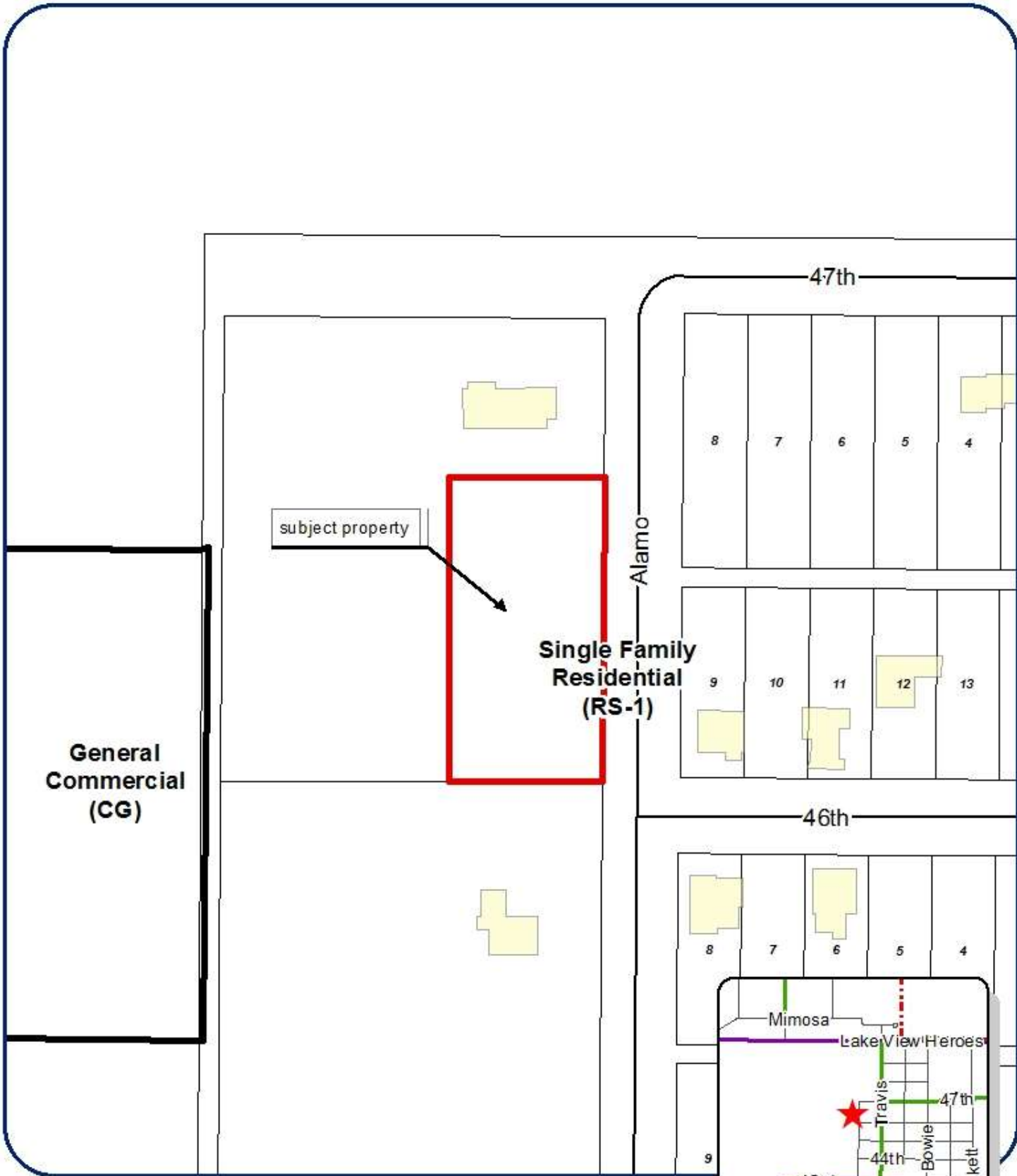
NOTES:

1. The Variance (requested from minimum street improvements) is recommended by the City's Division of Engineering Services based upon the negligible amount of width to be gained by widening the street.

Attachments: Location map, highlighting subject property;
Aerial photo, highlighting subject property; and
Proposed Lakeview Addition, Block 19 plat.

Presentation: Kevin Boyd, Senior Planner

Reviewed by: Rebeca A. Guerra, AICP, Planning Manager



Zoning Case File

Case: Lakeview Addn, Blk 19

Council District: Marty Self
 Neighborhood: Lake View
 Scale: 1" approx. = 100 ft
 Subject Property: 4621 Alamo Street

Legend

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






Zoning Case File

Case: Lakeview Addn, Blk 19

Council District: Marty Self
 Neighborhood: Lake View
 Scale: 1" approx. = 100 ft
 Subject Property: 4621 Alamo Street

Legend

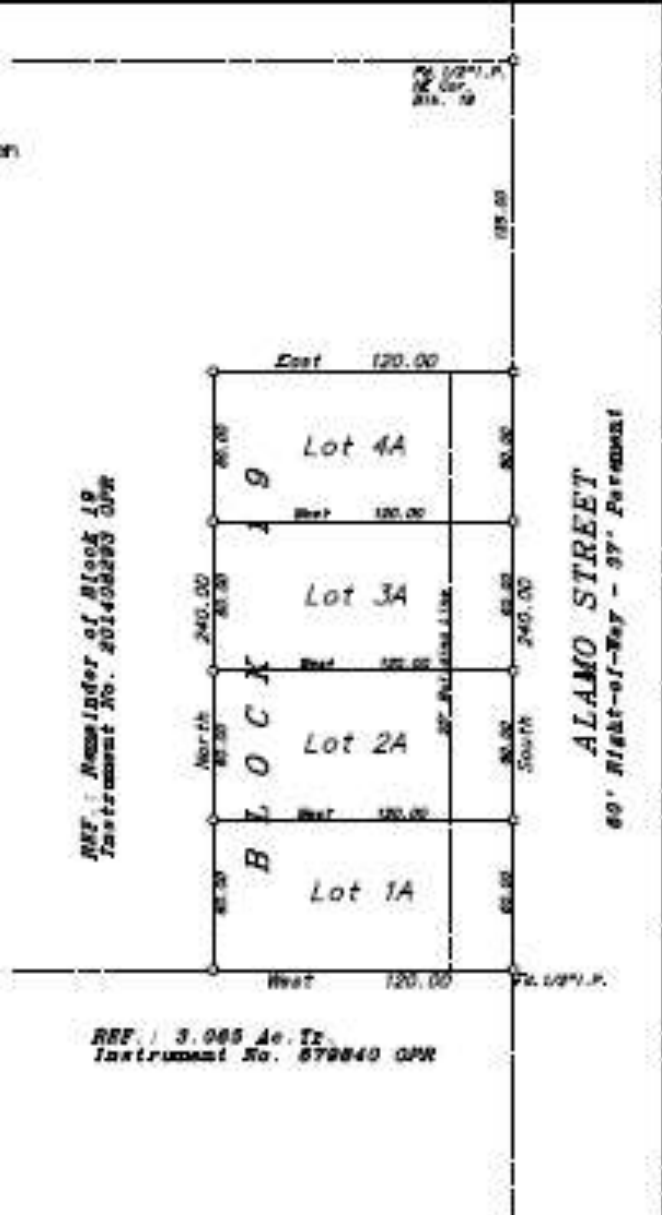
Subject Properties: 
 Current Zoning: **RS-1**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**



This plot is filed in Cabinet _____
 Slide _____ Plot Records of
 Tom Green County, Texas.
 Field Notes are filed as Instrument
 No. _____ Official Public
 Records of Real Property Tom Green
 County, Texas.



Bearings shown herein are based
 on Lakeview Addition as per
 plat of record in Volume 60,
 Page 512 Dead Records of
 Tom Green County, Texas.
 Distances are surface air/line.
LEGEND: o - Set 1/2" Iron Rod w/Cap
 (unless otherwise noted)



REF: Remainder of Block 19
 Instrument No. 201402283 GWR

REF: 3.088 Ac. Tr.
 Instrument No. 879840 GWR

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

 Secretary

**FIRST REPLAT IN BLOCK 19,
 LAKEVIEW ADDITION,
 San Angelo, Tom Green County, TX
 OWNER: STEVE AND BRIDGETTE STURTZ**

DESCRIPTION: Being 0.681 acres of land out of the southeast
 part of Block 19, Lakeview Addition as per plat of record
 in Volume 60, Page 512 Dead Records of Tom Green Co., TX.

DEPARTMENT OF WATER UTILITIES
 Approved for recording this _____ day
 of _____, 20____
 By: _____
 Director of Water Utilities

ACKNOWLEDGMENT/DEDICATION
 We, Steve and Bridgette Sturtz do
 hereby adopt this plat as the
 subdivision of our property.

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

 Steve Sturtz

 Bridgette Sturtz

COUNTY CLERK
 Filed for record this _____ day of
 _____, 20____ @ _____
 By: _____

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged
 before me on _____
 by Steve and Bridgette Sturtz.

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.

**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.**