

Memo

Meeting Date: August 25, 2014

To: Planning Commission members

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

Subject: Bentwood Country Club Estates, Section Sixteen-E, a request for approval of a Final Plat, a variance request from Chapter 9, Section I.C. of the Subdivision Ordinance to create double-frontage lots, and a Variance request for a 7-foot variance for the widening of Beaty Road, as outlined in Chapter 10, Section III.A.2. of the Subdivision Ordinance, on the following property:

Location: An unaddressed tract located at the southeast corner of the intersection of Beaty Road and Berwick Drive; more specifically being 49.823 acres of the H Zerbach Survey 178, Abstract 4210, 12.807 acres in AB 231 & 37.0159 acres in AB 4210**** RU_03, in southwest San Angelo.

Size: 12.667 Acres

Contacts:	Bentwood Country Club, Owner	325-944-8506
	Herb Hooker, SKG, Representative	325-655-1288
	Kevin Boyd, Senior Planner	325-657-4210

Recommendation:

1. **APPROVAL**, subject to five (5) Conditions of Approval, of the Final Plat;
2. **DENIAL** of the request for a Variance to waive the requirement to widen Beaty Road for Lots 23 and 24; and
3. **APPROVAL** of the request for a Variance to waive the requirement to widen Beaty Road for Lots 27 and 28; and
4. **APPROVAL** of the request for a Variance to create a double-frontage lot on Lots 23, 27, and 28.

History and Background:

This Bentwood Country Club Estates subdivision involves the creation of 13 lots and will extend Overhill Drive roughly 550 feet in southwest San Angelo. Nine of the 13 lots will have sole frontage along Overhill Drive. Two lots, Lots 27 – 28, have double frontages, Lot 24 only fronts Beaty Road, the rear of Lot 29 has topological issues, and Lot 23 has double frontage along Beaty Road and Berwick Drive. While language in the Subdivision Ordinance greatly discourages and limits the creation of double frontage lots, the applicant is seeking a Variance from this aspect of the ordinance.

A number of the affected streets either do not meet the minimum paving or right-of-way width standards, and variances have been requested from these width provisions as well. The proposed subdivision is partially bounded by two streets: Beaty Road and Berwick Drive, and Overhill Drive is the only planned internal street. The paving width of Beaty Road varies, with 26 feet being the minimum.

Other than the issues previously mentioned, the lots appear to comply with general development standards for residential lots in the Zoning Ordinance. The tract is split-zoned Low Rise Multi-Family Residential (RM-1) and Single-Family Residential (RS-1), but mostly RM-1. RM-1 zoning allows for the widest range of residential uses in the city, to include single-family detached, two-family and zero lot line dwellings, twin homes, townhouses and multifamily dwellings (Section 311, Zoning Ordinance). The minimum lot area and dimension are reflective of the structure type, for example single-family detached requires a minimum lot size of 50' x 100' or 5,000 square feet (Section 501, Zoning Ordinance).

General Information

Existing Zoning: Low Rise Multi-Family Residential (RM-1) and Single-Family Residential (RS-1)

Existing Land Use: Vacant, open space

Surrounding Zoning/Land Use:

North:	Low Rise Multi-Family Residential (RM-1) and Single-Family Residential (RS-1)	Vacant residential tracts
West:	Single-Family Residential (RS-1)	Vacant residential tracts
South:	Single-Family Residential (RS-1) and Low Rise Multi-Family Residential (RS-1)	Vacant residential tracts
East:	Single-Family Residential (RS-1)	Single-family detached residences

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:	Refer to the Conditions of Approval below.
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:	Refer to the Conditions of Approval below.
Fire Protection:	Refer to the Conditions of Approval below.
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.

Provisions of the Subdivision Ordinance discourage the creation of double frontage lots as this configuration may result in disruptive patterns and unpredictable land development. These lots can face either street which threatens the uniformity of the residential area. Given aspects of the site and the configuration of the lots, staff recommends approval of the request. The applicant seeks to create several double-frontage lots. Each of the lots has secondary access along Beauty Road which runs directly west of the subdivision. Although Beauty Road is identified as a local street in the City's Major Thoroughfare Plan, the street has a paving width of about 26 feet and appears to be incidental to nearby Berwick and Overhill Drive. Berwick and Overhill Drive will provide primary access to the newly-created subdivision. Moreover, elements of terrain, existing utility lines, and a fence separation provide a buffer from the street. The lots are quite sizeable for the Single-Family Residential (RS-1) zoning district, where the

minimum lot size is 50' x 100' (or 5,000 square feet). Lots 27 and 28 measure above half an acre, and Lot 23 is slightly less than an acre.

Beaty Road is quite extensive, as it laterally extends southeast of Knickerbocker Road and loops back to the south. The street measures approximately 5,900 feet in length. Staff was unable to establish any unique characteristics or factors peculiar to the subject property from others within the area for the street access along Lots 23 and 24. Much of the area remains undeveloped, with sections to the south and west having been developed along the banks of the river. Staff is requiring approximately 328 feet of street widening along Beaty Road.

Staff believes that a strict enforcement of the Subdivision Ordinance's paving width requirements does not create a hardship for the applicant. It is very common for developers developing new land to burden the cost of ensuring that the creation or expansion of street is made to the City's specifications. There are no special circumstances in this particular case that proves a hardship, thus exempting the applicant from making the necessary improvements. Further, the right-of-way, which measures 80 feet across along the entire course of the proposed area, appears to be wide enough to provide expansion of the street, unlike many other scenarios where additional right-of-way must be dedicated.

Consultation with the City Engineer further confirms that such an expansion is feasible and prudent. The Manual on Uniform Traffic Control Devices or MUTCD, a set of standards used by engineers nationwide, generally stipulates that an improved approach should be installed within the identified area to accommodate increases in the existing pavement width. Given the required widths involved, an approved approach to allow for the widening of the street is feasible.

The newly-created lots meet the minimum lot sizes as required in Section 501 of the Zoning Ordinance, and will have access to a public right-of-way. The conditions listed below reflect the minimum necessary to ensure that the proposed development is consistent with the policies adopted by the City of San Angelo.

Proposed Conditions

1. 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, shall be provided to the Planning Division.
2. Plans shall be prepared and submitted for approval illustrating the proposed installation of fire hydrant(s) as necessary to serve this area, and complete the installation in accordance with the approved version of these plans [2009 International Fire Code Section 507.5.1].
3. 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 12.1.A] and the installation shall be completed 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 from the date of this approval [Land Development and Subdivision Ordinance, Chapter 6].

4. 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 the installation shall be completed in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period from the date of this approval [Land Development and Subdivision Ordinance, Chapter 6].
5. Plans shall be prepared and submitted for approval illustrating the required improvements to street (adjacent segment of Beaty Road) by half the additional increment necessary to comprise the minimum paving width of 40 feet (in this case, approximately 8 feet) [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 from the date of this approval [Land Development and Subdivision Ordinance, Chapter 6].

Attachments:

Location map, highlighting subject property

Aerial photo, highlighting subject property

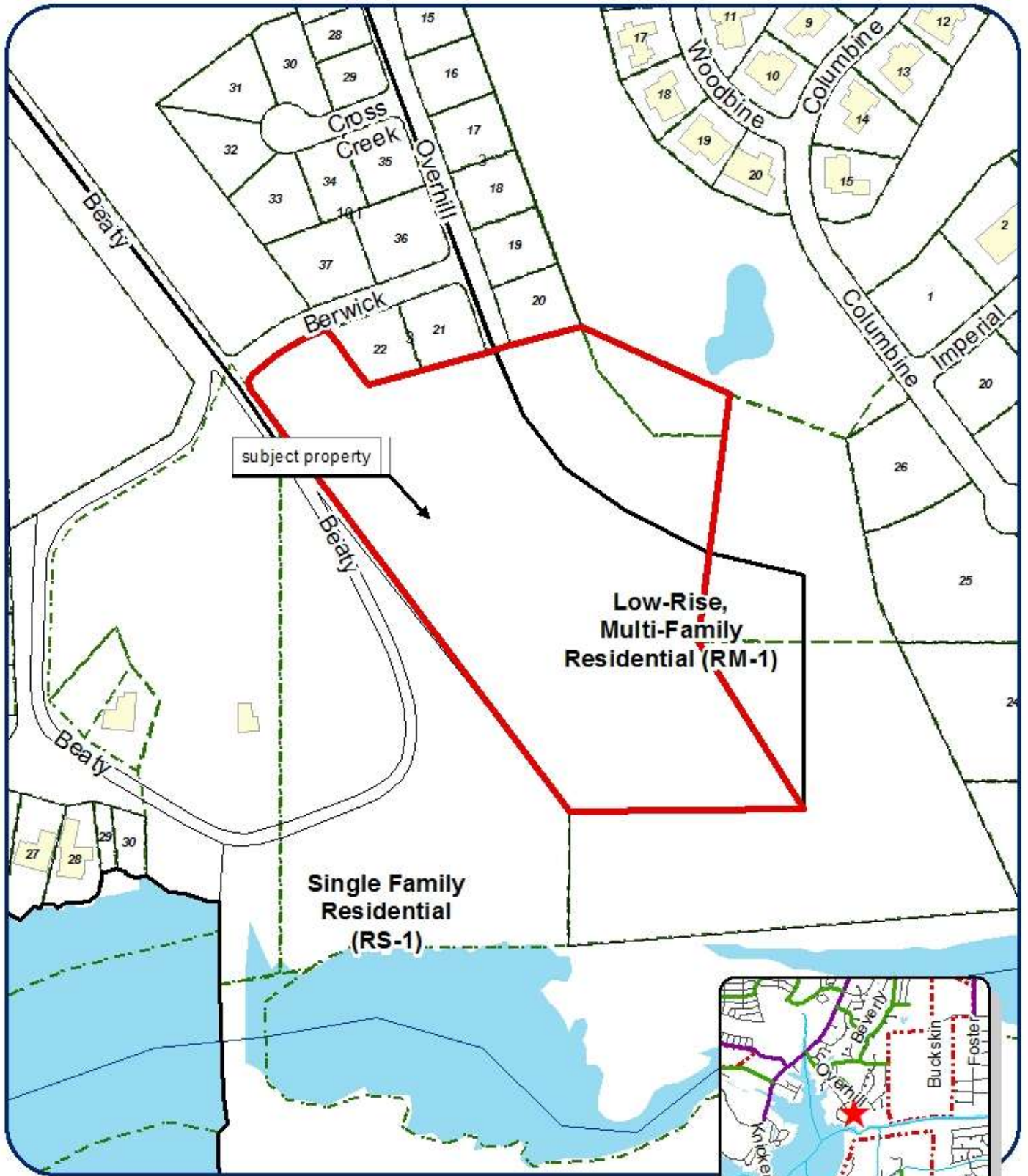
Proposed Bentwood CC Estates, Section Sixteen-E plat

Presentation:

Kevin Boyd, Senior Planner

Reviewed by:

Rebeca A. Guerra, AICP, Planning Manager



Zoning Case File

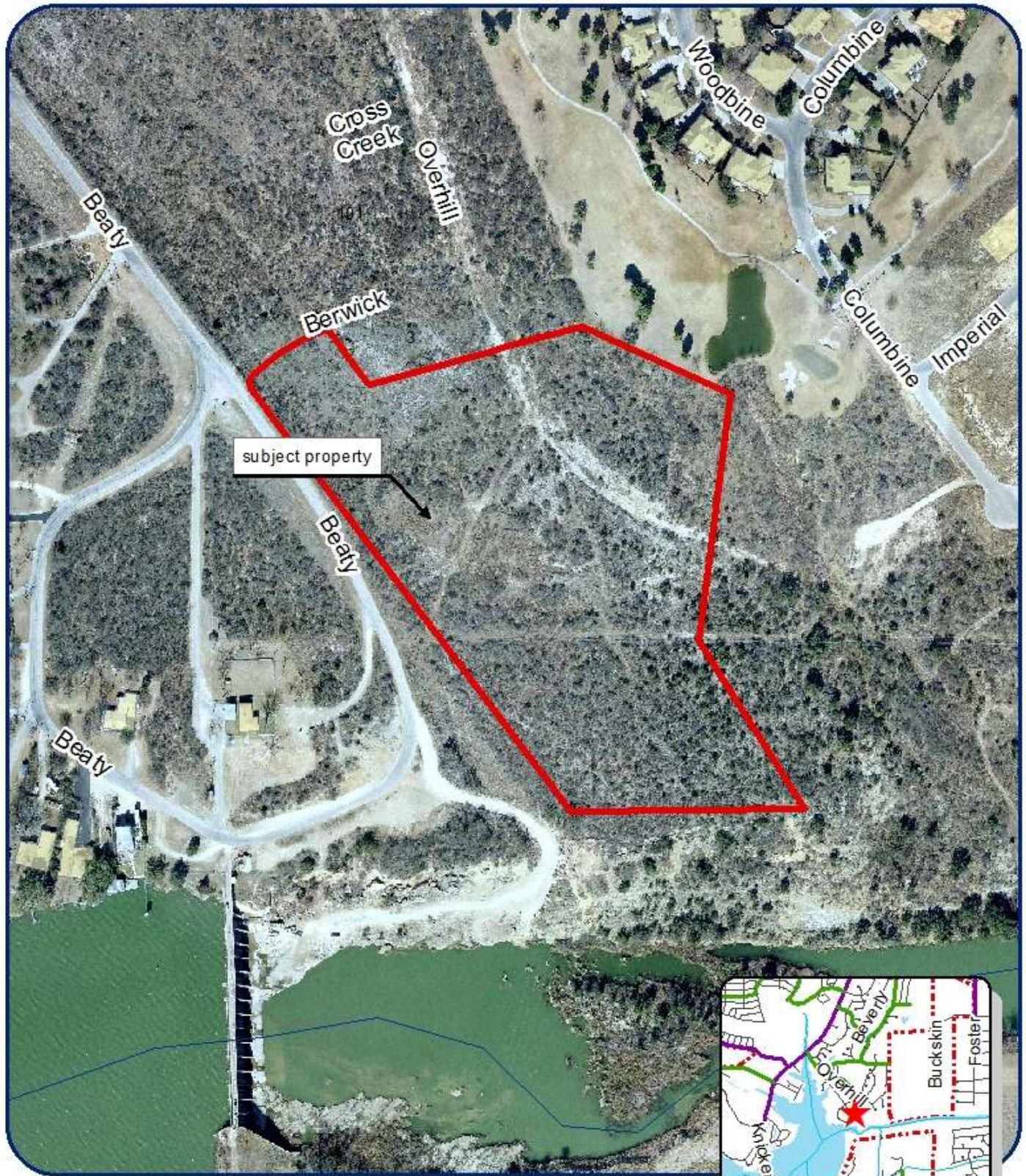
Bentwood CC Estates, Sec 16-E

Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 250 ft
 Subject Property: See Attached

Legend

Subject Properties: —
 Current Zoning: Various
 Requested Zoning Change: N/A
 Vision: Neighborhood





subject property




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