

STAFF REPORT



Meeting: December 15, 2014

To: Planning Commission

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

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Jeff Fisher
Planner

Request: A request for approval of a Replat of Section 1, Block 1, Lots 1 and 2, and Section 2, Block 1, Lot 3, Community of Faith Subdivision

Location: An unaddressed 9.001 acre tract, generally located at the northwest corner of Southland Boulevard and Mills Pass Drive

Legal Description: 5.0 acres out of the Community of Faith Subdivision, Section 1, Block 1, Lots 1 & 2; and being approximately 4.0 acres out of the Community of Faith Subdivision, Section 2, Block 1, Lot 3

Size: 9.001 acres

General Information

Future Land Use: Neighborhood
Zoning: Planned Development (PD) with a Low Rise Multi-Family Residential (RM-1) underlay for 80 apartment units
Existing Land Use: Vacant

Surrounding Zoning / Land Use:

North:	CG	Vacant land and Sam’s Club, Affordable Self-Storage, Auto Paradise Car Wash, Wal-Mart
West:	RS-1	Vacant land
South:	RS-1, RS-3	Single family dwellings, Zero-lot line dwellings
East:	RS-1, RS-3	Bonham Elementary School, San Angelo Fire Station No. 2, Zero-lot line dwellings

District: SMD #6 Charlotte Farmer
Neighborhood: Bonham

Recommendation:

The Planning Division recommends **APPROVAL** of this request **subject to the five (5) Conditions of Approval** listed below.

Background:

On August 21, 2014, City Council approved a Planned Development (PD14-01) on the subject property with a Low-Rise Multi-Family Residential (RM-1) underlay for 20 multi-family residential apartment buildings, with a total of 80 units and a lease/clubhouse amenity center. Section 15 of the PD approval required that the property be replatted as it is presently 2 separate tracts (Section 1 and Section 2 of the Community of Faith Subdivision). The First Replat of Section 1 was filed for record on September 13, 1996, and Section 2 was filed for record on February 14, 2000. An application for a replat was submitted to the Planning Division on November 4, 2014. The replat encompasses both Section 1 and 2 of the Community of Faith Subdivision, for a total of 9.001 acres at the northwest corner of Southland Boulevard and Mills Pass Drive.

This replat requires residential notification per Section 212.015(c) of the Local Government Code of the State of Texas, as Section 1 was previously zoned Single-Family Residential (RS-1) and Section 2 was zoned Ranch and Estate (R&E) which limited residential use to no more than 2 residential units per lot, within the last 5 years. Both a newspaper notice and a written notice to property owners within 200 feet were given. The installation of a water main is required for the development which requires it to come before the Planning Commission as outlined in Section 1.D. of the Subdivision Ordinance.

It is further noted that an Urban Design Review will be required per Section 204.B.1.b. of the Zoning Ordinance as a result of there being more than one principal building for multifamily use on a single tract of land.

Proposed Conditions:

1. Provide 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. Change the plat name to be specific to the type of plat, in this case, a replat. It is suggested that it be called "Community of Faith Subdivision, Replat of Block 1, Section 1, and Block 1, Section 2."
3. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants and complete the installation in accordance with the approved version of these plans. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.
4. A drainage study shall be submitted. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval.
5. Provide a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention.

Notes:

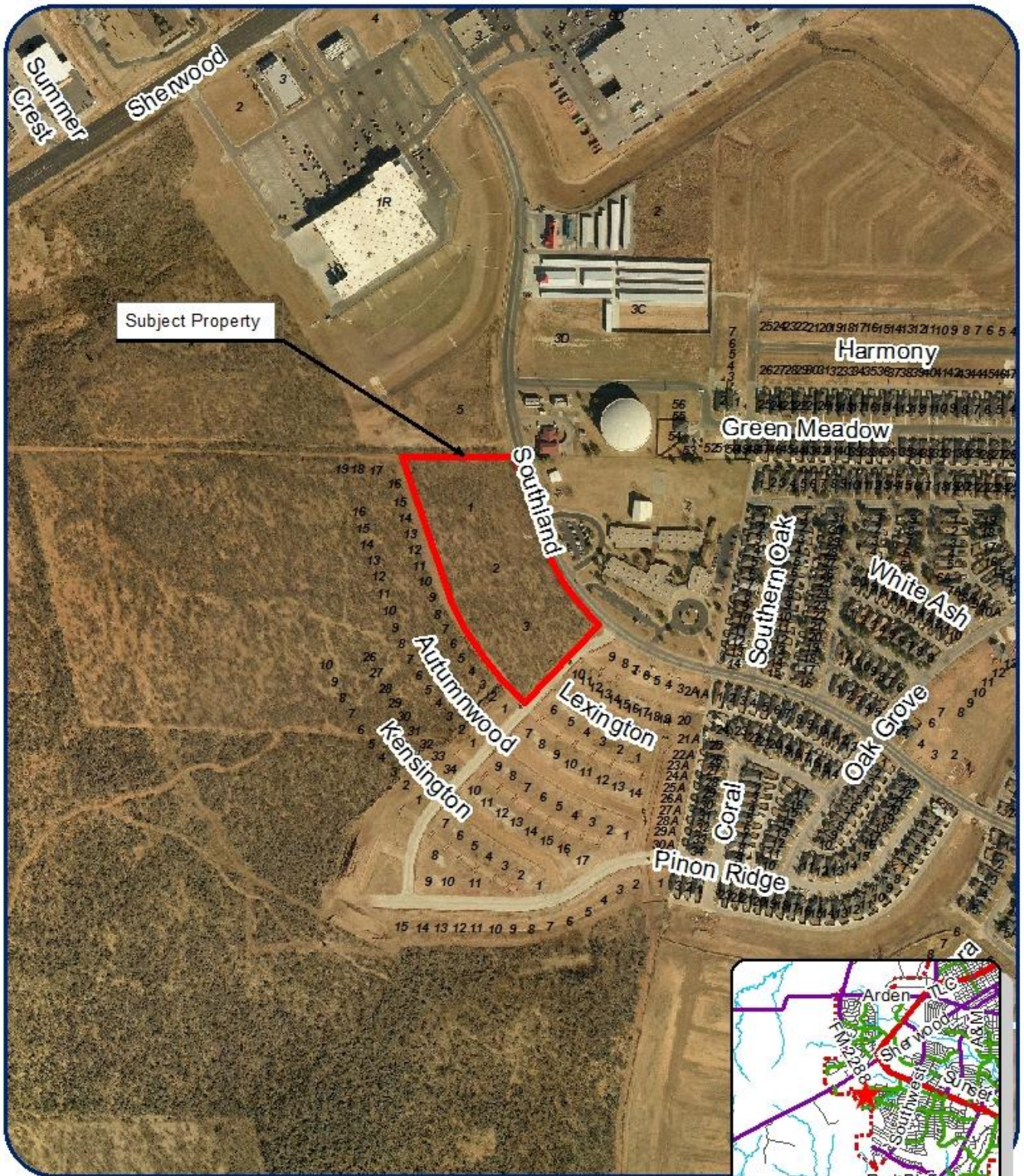
1. Since the site is over 5 acres, additional requirements for reporting are required by the TCEQ.
2. Easements will be required for water & sewer extensions and shall be reflected on the plat document.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the Replat of Section 1, Block 1, Lots 1 and 2, and Section 2, Block 1, Lot 3, Community of Faith Subdivision, **subject to five (5) Conditions of Approval.**

Attachments:

Aerial Map
Zoning Map
Major Thoroughfare Plan
Proposed Plat
Application



Subdivision Case File

Replat of White Oaks Development

Council District: Charlotte Farmer

Neighborhood: Bonham

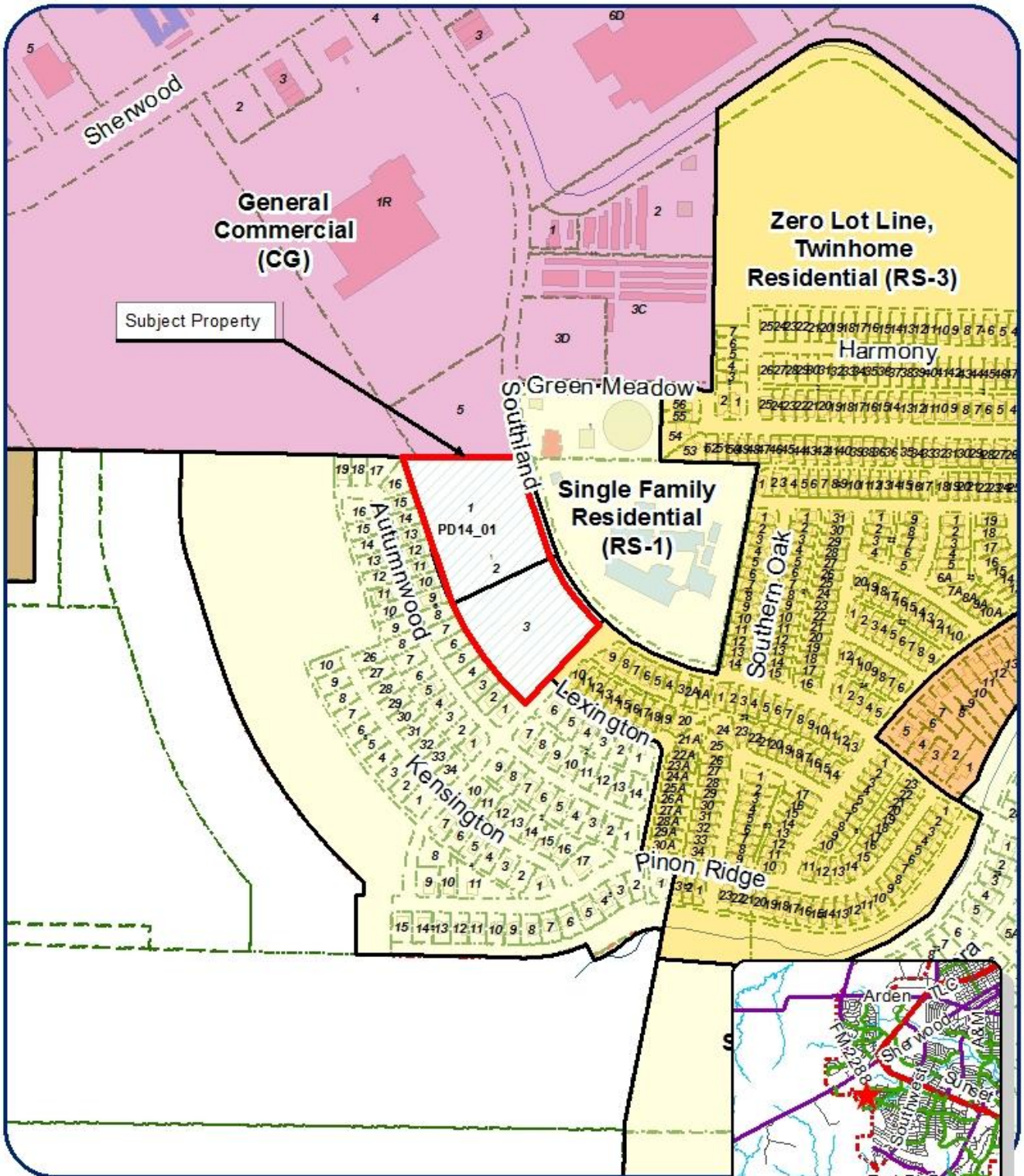
Scale: 1" approx. = 500 ft

Subject Property: Unaddressed 8.9 acre tract, NW corner Southland Blvd/Mills Pass Dr

Legend

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





Subdivision Case File

Replat of White Oaks Development

Council District: Charlotte Farmer

Neighborhood: Bonham

Scale: 1" approx. = 500 ft

Subject Property: Unaddressed 8.9 acre tract, NW corner Southland Blvd/Mills Pass Dr

Legend

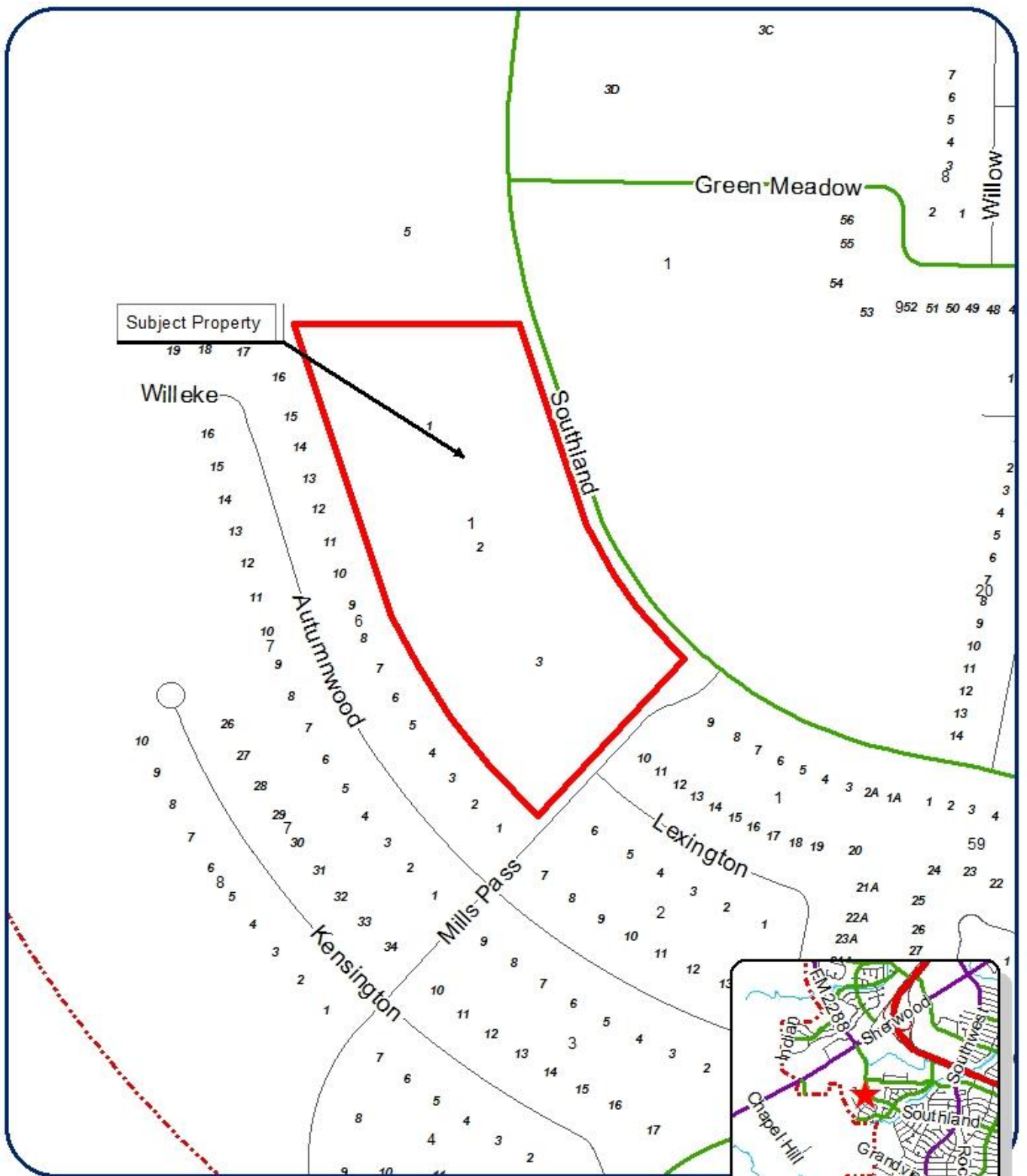
Subject Properties: —

Current Zoning: PD

Requested Zoning Change: N/A

Vision: Neighborhood





Subdivision Case File

Replat of White Oaks Development

Council District: Charlotte Farmer

Neighborhood: Bonham

Scale: 1" approx. = 250 ft

Subject Property: Unaddressed 8.9 acre tract, NW corner Southland Blvd/Mills Pass Dr

Legend

Subject Properties: **PD**

Current Zoning: **N/A**

Requested Zoning Change: **Neighborhood**

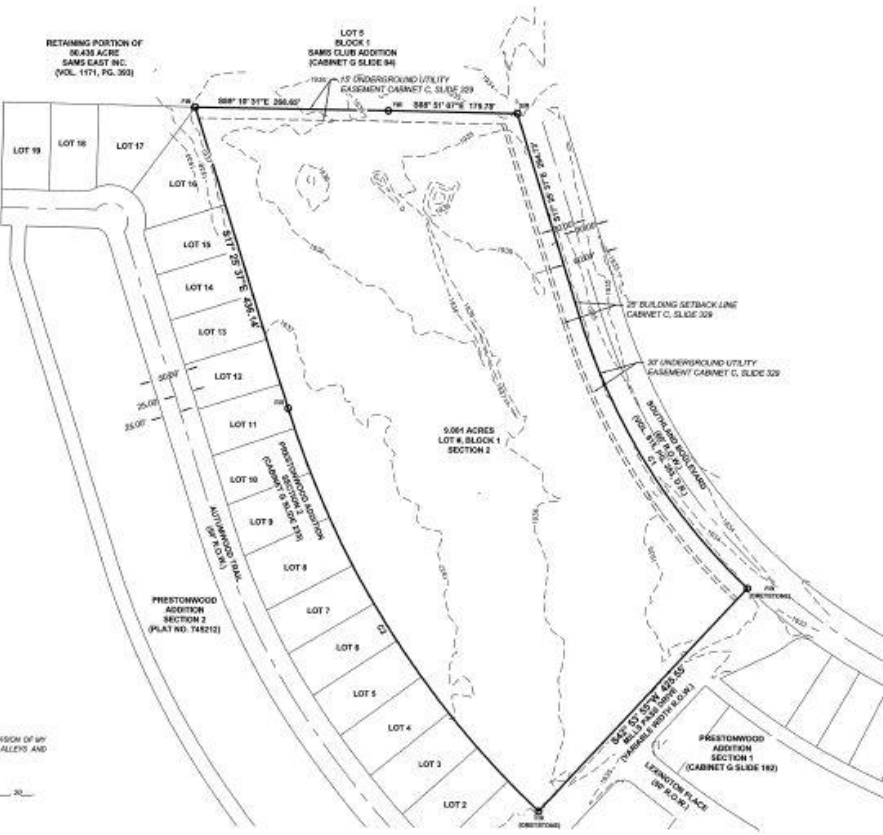
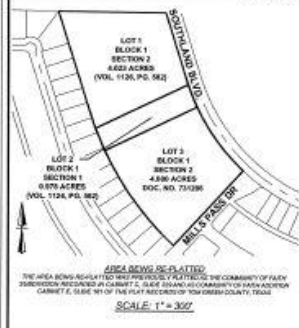
Vision: **Neighborhood**





- LEGEND**
- 7.10 = FOUNDATION FOR
 - 7.11 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.12 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.13 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.14 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.15 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.16 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.17 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.18 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.19 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY
 - 7.20 = 50' R/W AND UNDEVELOPED STRIPED WITH SURVEY

- REFERENCES**
1. SURVEY IS BASED ON THE STATE PLANNED COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE AND NORTH AMERICAN DATUM (NAD) OF 1983.
 2. REFERENCED PROPERTY IS IN JOSEY ACRES IS EXTENDED TO THE OUTSIDE THE CULTURAL CENTER DEVELOPMENT OF THE CITY OF SAN ANTONIO, TEXAS, RECORDS OF DEEDS, COUNTY CLERK, SAN ANTONIO, TEXAS, DATED 04/19/2010.
 3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAD 83 (1983).



RE-PLAT ESTABLISHING WHITE OAKS DEVELOPMENT

BEING A TOTAL OF 8.801 ACRES ESTABLISHING LOT & BLOCK 1 OUT OF LOTS 1 AND 2, BLOCK 1, SECTION 1, IN THE CITY OF SAN ANTONIO, AS SHOWN ON PLAT OF THE COMMUNITY OF FAITH SUBDIVISION OF RECORDS IN CABINET G, SLIDE 338 OF THE PLAT RECORDS OF TOM GREEN COUNTY, TEXAS AND LOT 3, BLOCK 1, SECTION 2, IN THE CITY OF SAN ANTONIO, AS SHOWN ON PLAT OF THE COMMUNITY OF FAITH ADDITION OF RECORDS IN CABINET G, SLIDE 181 OF THE PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.



OWNER/DEVELOPER:
 RICHARD FINCH
 WHITE OAKS DEVELOPMENT, LLC
 5701 WINDMILLS DRIVE, SUITE 130
 MEMPHIS, TN 38117

CURVE	LENGTH	ASSOCIATED	CHORD BEARING	TANGENT
C1	445.41	88.48	274°27'	484.41
C2	884.81	176.95	274°27'	884.81

CITY PLANNING COMMISSION
 APPROVED FOR RECORDING THIS DAY OF _____ 20__
 CITY PLANNING COMMISSION OF SAN ANTONIO, 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

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND ARCHITECT AND THAT I AM THE AUTHOR OF THIS PLAT AND THAT I AM NOT PROVIDING ANY OTHER SERVICE TO THE DEVELOPER OF THIS PLAT.

LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND THAT I AM THE AUTHOR OF THIS PLAT AND THAT I AM NOT PROVIDING ANY OTHER SERVICE TO THE DEVELOPER OF THIS PLAT.

PROPERTY OWNER

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____

DEED

I, _____ DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT I AM NOT PROVIDING ANY OTHER SERVICE TO THE DEVELOPER OF THIS PLAT.

BY: _____

MY COMMISSION EXPIRES _____

City of San Angelo, Texas
Planning Division

RECEIVED
NOV - 11 2014

Application for Approval of a SUBDIVISION

Proposed Name of Subdivision: White Oaks Development

Location: NW intersection of Southland Blvd and Millpress Drive

Proposed Request Type: Preliminary Final Replat
 Amended Vacation Revised

RECEIVED
NOV - 4 2014
RECD
Jeffrey planning

Owner Authorized Representative (Affidavit required)

Owner(s) of Subdivision: Richard Finch

Mailing Address: 5101 Wheelis Drive, Suite 310

Telephone: 901-300-3584

City/State/Zip: Memphis, TN 38117

Total Acreage: 9.00 Acres

Existing Land Use: RS-1 and R&E

Proposed Land Use: RM-1

Existing Structures on Property: N/A

Number of Residential Lots: Single-Family Two-Family Townhouse

Zero Lot Line Other

Acres of: 9.00 Multi-Family Commercial Industrial

Open Other

Proposed Source of Water: City Individual Well Other

Proposed Sewage Disposal: City Individual Septic Private Septic

Are there existing deed restrictions? Yes No

Deed Reference Information (required): Attached

Are any off-site drainage, access or other easements necessary for this subdivision? Yes No

If yes, explain: _____

Are any exemptions or variances from regulations or policies requested? Yes No

If yes, explain: _____

The owner hereby designates: Richard Finch as the official representative(s).

Address: 5101 Wheelis Drive, Suite 310, Memphis, TN 38117 Phone: 901-300-3584

All correspondence including billings are to be sent to: Owner Representative

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 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.

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.

Richard Finch
Owner's Signature

10/16/14
Date

Representative's Signature

Date

OFFICE USE ONLY	
Date of application: <u>11/4/14</u>	Received by: <u>Jeff Fisher</u>
<input type="checkbox"/> walk-in <input checked="" type="checkbox"/> by mail	Nonrefundable application fee: \$ <u>already received</u>
Planning Commission? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	River Corridor Commission? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <u>10/21/14</u>
Planning Commission hearing date: <u>12/15/14</u>	If yes, RCC meeting date: _____
Notifications Required? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Notification fee: \$ _____