

STAFF REPORT



Meeting: December 15, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Presenter: Edward Vigil
Senior Planner

Request: A request for approval of the Final Plat for the Paulann Park Addition, Section 19

Location: An unaddressed tract of land, generally located between Gordon Boulevard and McGill Boulevard north of Rick's Drive

Legal Description: Being 3.140 Acres of Land out of C.C.S.D. & R.G.N.G. R.R. Co. Survey 1111, Abstracted No. 4252 and W.H. Willis Survey 1112, Abstract No. 7966 Tom Green County, Texas and being out of that certain Tract Two described and recorded in Volume 1175 page 185, Official Public Records of Real Property of Tom Green County, Texas

Size: 3.140 acres

General Information

Future Land Use: Neighborhood (residential)
Current Zoning: RS-1 (Single Family Residence)
Existing Land Use: Vacant land

Surrounding Zoning / Land Use:

North:	RS-1	Single Family residence
West:	RS-1	Single Family residence
South:	RM-1	Single Family residence
East:	RS-1 & PD	Single Family residence homes and vacant land

District: SMD #4 Don Vardeman

Neighborhood: Paulann

Thoroughfares/Streets: Rick’s Drive is defined as a “collector street,” which is designed to carry traffic at moderate speeds to connect arterials to local streets.

The proposed “Sarah Street” is defined as a local street, which is designed to carry light neighborhood traffic at lower speeds and generally connects to a collector street.

Recommendation:

The Planning Division recommends **APPROVAL** of the Final Plat request **subject to the six (6) Conditions of Approval** listed below.

Background:

An application for a 12 lot subdivision was submitted to the Planning Division on November 18, 2014. It is the applicant's intent is to create a subdivision with 12 lots intended for single-family homes. The applicant is proposing to provide utility improvements for each lot. In addition, the immediate surrounding area of vacant land will eventually be filled in with single family homes.

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. Prepare and submit plans for approval illustrating the required construction of Sarah Street, meeting the requirements for an "urban" local street with a minimum 40 feet of pavement with curb-and-gutter or 36 feet of pavement with curb-and-gutter and 4-foot sidewalk. Once plans are approved, construct street to City specifications. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period. A second alternative would be to obtain approval of a Variance from the Planning Commission.
3. A drainage study shall be submitted. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval.
4. Provide a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention requirements.
5. Prepare and submit plans for approval illustrating the proposed installation of water and sewer mains, required service connections, and fire hydrants and complete the installation in accordance with the approved version of these plans. If recording of this plat is desired before public improvements are complete, the applicant may submit suitable financial guarantees ensuring the timely completion of such improvements within a period of no more than 18 months.
6. Install necessary water and wastewater service lines to each new lot.

Notes:

1. Since the site is over 1 acre, additional requirements for reporting are required by the TCEQ.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the proposed Final Plat for the Paulann Park Addition, Section 19, **subject to six (6) Conditions of Approval.**

Attachments:

Aerial Map
Zoning Map
Major Thoroughfare Plan
Plat
Application



Subdivision Case File

Paulann Park Addn, Sec.19

Council District: Don Vardeman

Neighborhood: Paulann

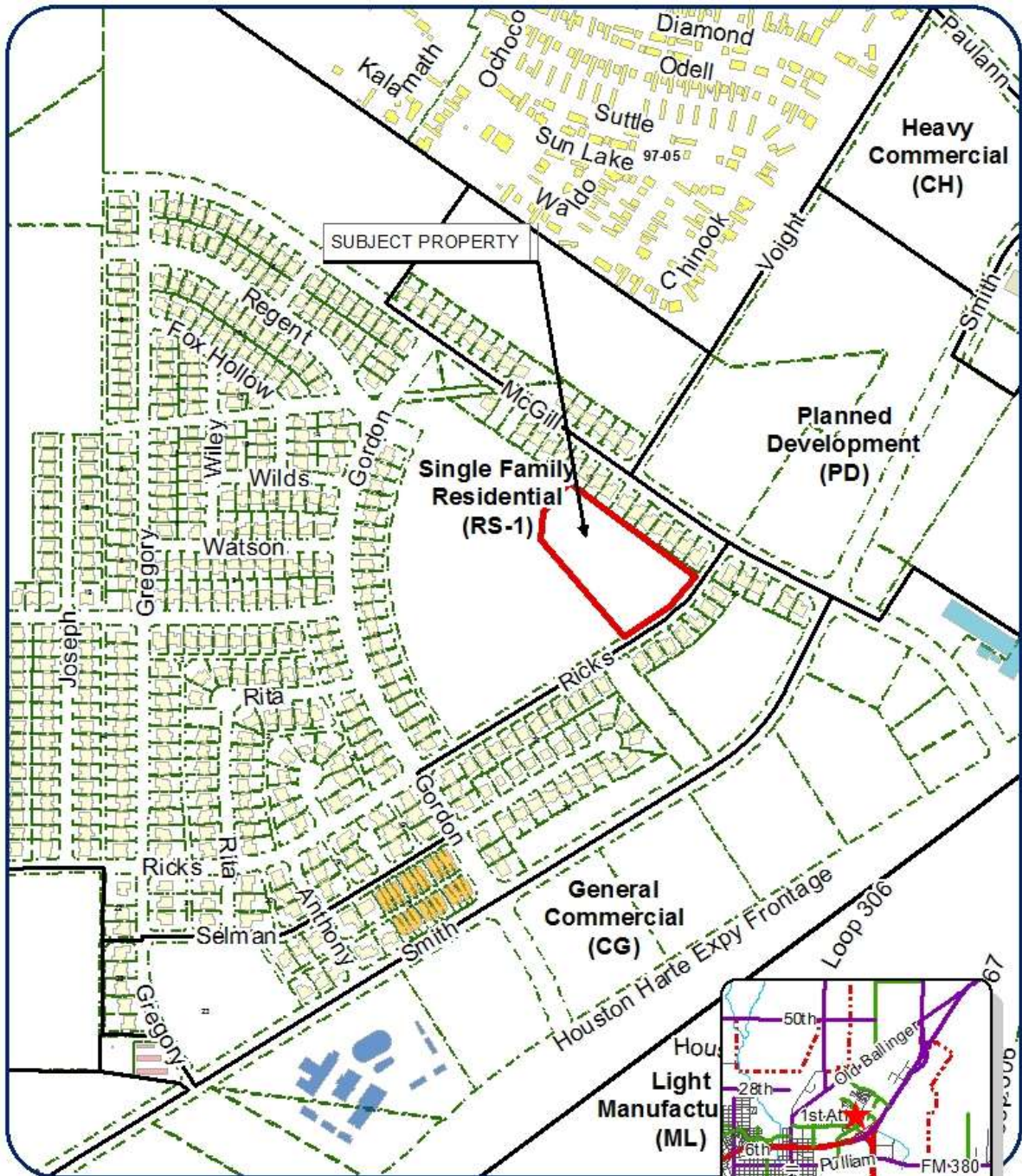
Scale: 1" approx. = 500 ft

Subject Property Legal Description(s): 3.14 acres at the NWC of McGill Blvd & Ricks Dr.

Legend

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





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SCALE: 1" = 60'

GRAPHIC SCALE - FEET

NOTE: Allowing three corners are noted on or their intersection system - correct data. Dimensions shown are surface horizontal.

LEGEND:

- Found 1/2" iron Pipe or Rod (under - above - on)
- Set 1/2" iron Rod with Cap

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

By: _____
 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____

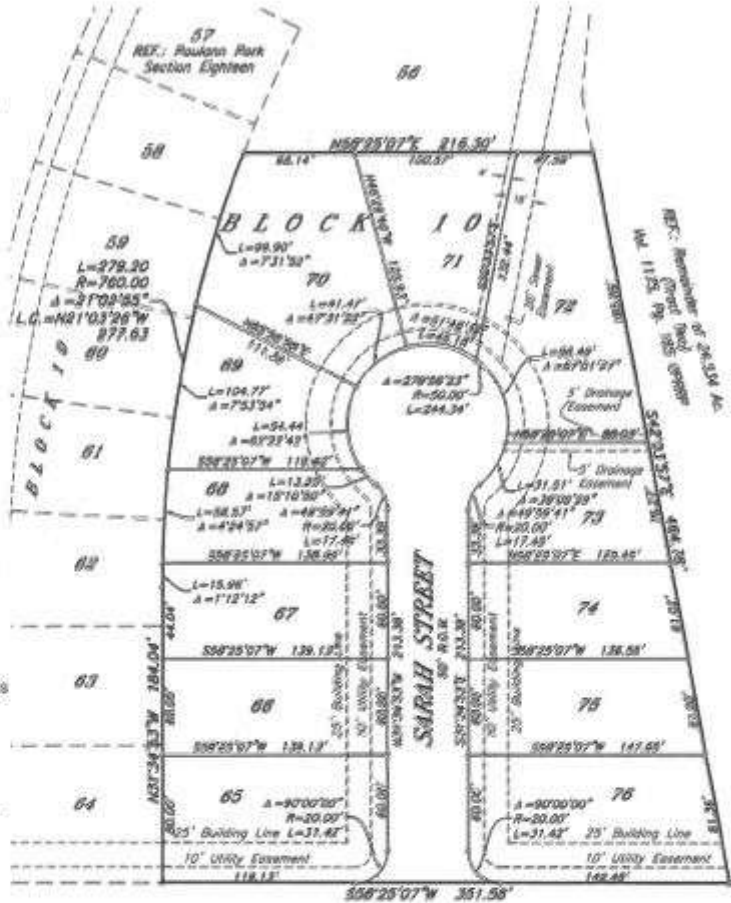
By: _____
 Director of Public Works

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

By: _____

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

Notary Public, State of Texas



RICK'S DRIVE
60' R.O.W.

9	11	12	13	14	15	16	17
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**PAULANN PARK
SECTION NINETEEN**

City of San Angelo, Tom Green County, Texas.
 OWNER/DEVELOPER: Petra Firma Development Group, Inc.
 DESCRIPTION: Being 3.146 Acres of Land out of C.C.S.D. & R.D.N.G. R.R. CO. Survey 1111, Address No. 4222 and W.H. Wells Survey 1112, Abstract No. 7960 Tom Green County, Texas and being out of that certain Tract Two described and recorded in Volume 1179 Page 185, Official Public Records of Real Property, Tom Green County, Texas

ACKNOWLEDGEMENT/DEDICATION
 We, Petra Firma Development Group, Inc., do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown herein.

David Jensen, President

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
 I, _____, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that certain monuments shown herein 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 copy of said survey public law within the city limits of the City of San Angelo, Texas.

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LABORATORY

705 SOUTH ADE STREET PHONE: 325-663-1296
 SAN ANGELO, TEXAS 76905 FAX: 325-667-8180
 P.O. Box 10102405 www.skg.com

City of San Angelo, Texas
Planning Division

Application for Approval of a SUBDIVISION

Proposed Name of Subdivision: Paulann Park Addition, Section Nineteen

Location: Ricks Drive & Sarah Street

Proposed Request Type: Preliminary Final Replat
 Amended Vacation Revised

Owner Authorized Representative (Affidavit required)

Owner(s) of Subdivision: Petra Firma Development Group, Inc.

Mailing Address: P.O. Box 1669 Telephone: 325.234.8544

City/State/Zip: San Angelo, Texas 76902 Total Acreage: 3.140 Acres

Existing Land Use: Vacant

Proposed Land Use: Residential

Existing Structures on Property: No

Number of Residential Lots: 12 Single-Family Two-Family Townhouse
 Zero Lot Line Other

Acres of: 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): _____

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: SKG Engineering as the official representative(s).

Address: 706 South Abe Street, San Angelo, Tx Phone: 655-1288

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.

[Signature] 11-18-2014
Owner's Signature Date
[Signature] 11-18-2014
Representative's Signature Date

OFFICE USE ONLY	
Date of application: <u>11/18/14</u>	Received by: <u>Jeff Fisher</u>
<input checked="" type="checkbox"/> walk-in <input type="checkbox"/> by mail	Nonrefundable application fee: \$ _____
Planning Commission? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	River Corridor Commission? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Planning Commission hearing date: <u>12/15/14</u>	If yes, RCC meeting date: _____
Notifications Required? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	Notification fee: \$ _____