

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

Through: Edward Vigil
Senior Planner

Request: A request for approval of the Replat of Fairview Addition, Block 14, Lots 13 &14

Location: 1426 and 1430 Bryan Street, generally located at the northwest corner of Bryan Street and South Archer Street

Legal Description: Fairview Addition, Block 14, Lots 13 &14

Size: 0.436 acres

General Information

Future Land Use:	Neighborhood
Current Zoning:	Single-Family Residential (RS-1)
Existing Land Use:	Residential

Surrounding Zoning / Land Use:

North:	RS-1	Single Family
West:	RS-1	Single Family
South:	RS-1	Single Family
East:	RS-1	Single-Family

District: SMD #3 Johnny Silvas

Neighborhood: Ft. Concho East

Recommendation:

The Planning Division recommends **APPROVAL** of this request **subject to the four (4) Conditions of Approval** listed below.

Background:

An application for a Re-Plat was submitted to the Planning Division on October 27, 2014. It is the applicant's intent to re-plat the site from two 9,500-square foot lots into three single-family lots. The minimum lot size in the RS-1 Zoning District is 5,000 square feet. Lot 14A is proposed to be 7,000 square feet, Lot 14B is proposed to be 5,500 square feet, and Lot 14C is proposed to be 6,500 square feet. Consequently, this subdivision exceeds the minimum requirements for lot sizes set forth in the Zoning Ordinance. Utility improvements and extensions are also being proposed.

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. Add "South" to the street name for South Archer Street.
3. Provide a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention requirements.
4. Revise the plat document by dividing the proposed 20-foot utility easement into (2) 10-foot utility easements. The notation on one should be specifically for Lot 14A, and the notation on the other should be specifically for Lot 14B.

Notes:

1. It appears that this plat would create a separate lot for an accessory building, not allowed in the zoning district. Indicate whether the existing garage will be removed or renovated into a single-family residence consistent with the City's adopted building codes. If the accessory structure is to be renovated into a single-family residence, the owner of Lot 14B shall have 365 calendar days from the date of this plat's recordation to complete said renovations consistent with the City's adopted building codes or Code Compliance action will be initiated.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the Re-plat, Lots 13 & 14, Block 14, Fairview Addition, **subject to four (4) Conditions of Approval.**

Attachments:


- Aerial Map
- Zoning Map
- Major Thoroughfare Plan
- Proposed Plat
- Application



Subdivision Case File

Council District: Johnny Silvas
 Neighborhood: Ft. Concho East
 Scale: 1" approx. = 100 ft
 Legal Description: Lots 13, 14 Fairview Addn
 Block 14

Legend

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






Subdivision Case File

Council District: Johnny Silvas
 Neighborhood: Ft. Concho East
 Scale: 1" approx. = 100 ft
 Legal Description: Lots 13, 14 Fairview Addn
 Block 14

Legend

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





Subdivision Case File

Council District: Johnny Silvas
 Neighborhood: Ft. Concho East
 Scale: 1" approx. = 160 ft
 Legal Description: Lots 13, 14 Fairview Addn
 Block 14

Legend

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





SCALE: 1" = 30'



NOTE: Bearings shown herein are based on the Plat of Blocks. Distances shown are surface distances.

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

DEPARTMENT OF PLANNING
Approved for recording this ___ day of ___ 20__

Director of Planning

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 Tarrant County, TX

By: _____

STATE OF TEXAS
COUNTY OF TARRANT
This instrument was acknowledged before me on ___ day of ___ 20__

by Martha Alvarado

NEARBY PUBLIC WORKS (If any)



**REPLAT LOTS 13 AND 14
BLOCK 14
FAIRVIEW ADDITION**
City of San Angelo, Tarrant County, Texas.

OWNER/DEVELOPER: Martha Alvarado
DESCRIPTION: Being all of Lots 13 and 14, Block 14, Fairview Addition, City of San Angelo, Tarrant County, Texas, as per Plat Recorded in Volume 1, Page 110, Plat Records of Tarrant County, Texas.

ACKNOWLEDGEMENT/DEDICATION
I, Martha Alvarado, do hereby adopt this plat as the subdivision of my property and dedicate the easement shown herein.

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.

Martha Alvarado
Owner

SURVEYOR'S CERTIFICATE
Know all men by these presents that I, Russell J. Gudy, R.L.S., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner 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 tract of land herein platted lies within the city limits of the City of San Angelo, Texas.

This Plat is Filed in Cabinet ___ Site
Plat Records of Tarrant County, Texas.

SKG ENGINEERING, L.L.C.
SURVEYING • ENVIRONMENTAL • LABORATORY

120 SOUTH ABE STREET
SAN ANGELO, TEXAS 76901
PHONE: 325.845.1238
FAX: 325.847.8188
FORM NO. 12122-000
www.skg.com

14-S-0954

City of San Angelo, Texas
Planning Division

Application for Approval of a SUBDIVISION

Proposed Name of Subdivision: FAIRVIEW ADDN. REPLAT BLK. 14, LOTS 13 & 14

Location: NORTH OF BRYAN ST. - WEST OF ARCHER ST.

Proposed Request Type: Preliminary Final Replat
 Amended Vacation Revised

Owner Authorized Representative (Affidavit required)

Owner(s) of Subdivision: MARtha ALVARADO

Mailing Address: 1426 BRYAN ST. Telephone: 763-1216

City/State/Zip: SAN ANGELO, TX 76901 Total Acreage: 0.436

Existing Land Use: RESIDENTIAL

Proposed Land Use: SAME

Existing Structures on Property: YES

Number of Residential Lots: 3 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): INST. No. 695335 OPR

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, LLC as the official representative(s).

Address: 706 S. ABES ST. SAN ANGELO, TX 76903 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.

Mattie Alvarado
Owner's Signature

_____ Date

Herb Hooker
Representative's Signature

10/27/2014
Date

OFFICE USE ONLY	
Date of application: <u>10/27/14</u>	Received by: <u>Jeff Fisher</u>
<input checked="" type="checkbox"/> walk-in <input type="checkbox"/> by mail	Nonrefundable application fee: \$ <u>212.50</u>
Planning Commission? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	River Corridor Commission? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Planning Commission hearing date: _____	If yes, RCC meeting date: _____
Notifications Required? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Notification fee: \$ <u>106.25</u>

\$318.75