## **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 <u>APPROVAL</u> 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:**

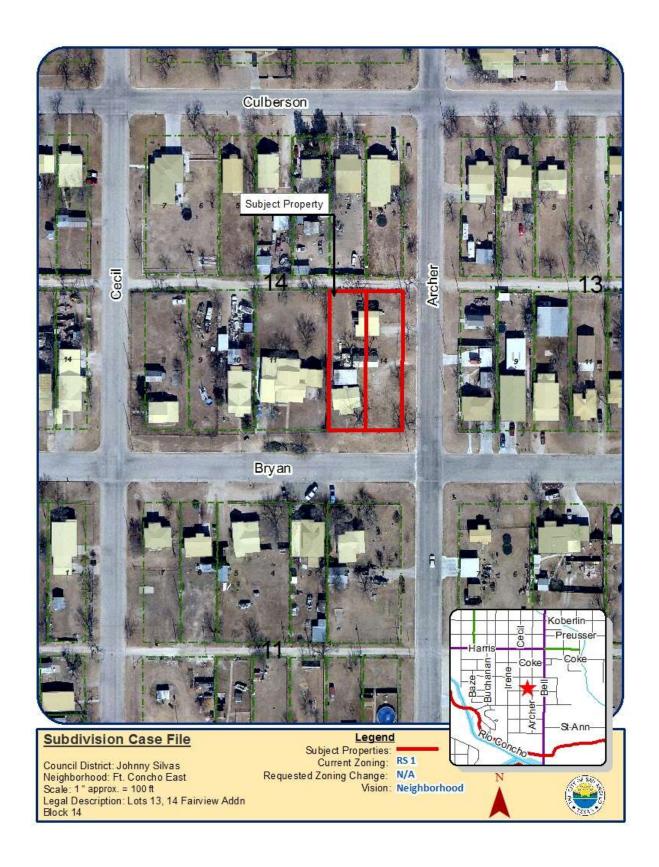
The action requested is for the Planning Commission to <u>APPROVE</u> the Re-plat, Lots 13 & 14, Block 14, Fairview Addition, <u>subject to four (4) Conditions of Approval</u>.

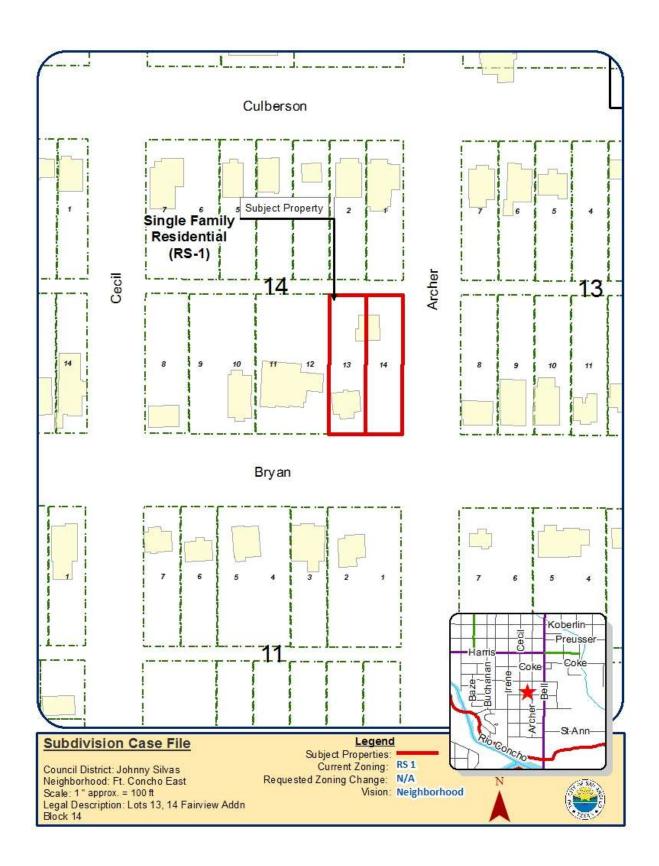
**Attachments:** Aerial Map

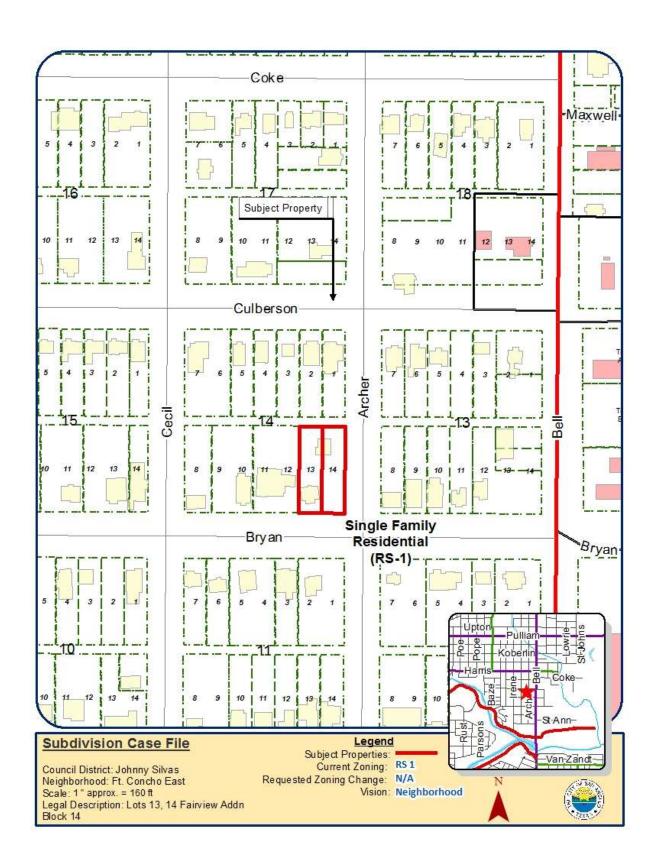
Zoning Map

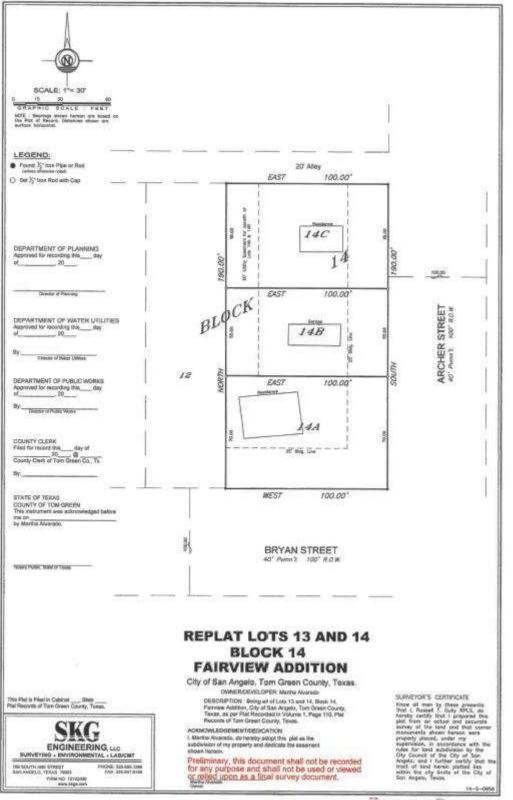
Major Thoroughfare Plan

Proposed Plat Application









# City of San Angelo, Texas Planning Division Application for Approval of a SUBDIVISION

sion: TAIRVIEV	V ADDN. KE	PLAT BLK.	14, Lots 13 & 14
EVAN ST W	LEST OF AR	HEE ST	
☐ Preliminary	☐ Final	X Repl	at
☐ Amended	☐ Vacation	☐ Revi	sed
OwnerAuthori	zed Representativ	e (Affidavit requ	ired)
MARTHA AL	VARADO	1	
BEYAN ST.		Telephone:	763-1216
erty: YES		45	
: _3_ Single-Far	mily	Two-Family _	Townhouse
Zero Lot L	ine(	Other	
Multi-Fam	iy(	Commercial _	Industrial
Open		Other	
_X_ City	Individua	al Well _	Other
:_X_City	Individua	al Septic _	Private Septic
rictions?	es 🙇 No		.8
required): 1/97.	No. 69532	5 OPR	
		+	10 K
nces from regulat	ions or policies r	equested?	☐ Yes ⊠No
	Preliminary  Amended  OwnerAuthor  MARTHA AL  BEYAN ST.  GSCC, TX 76  IDENTIAL  AME  Derty:YES  : _3 Single-Far  Zero Lof L  Multi-Farm  Open  City : X City required): INST.  ICCOSS or other case	□ Preliminary □ Final □ Amended □ Vacation  OwnerAuthorized Representativ  MAETHA ALVARADO  SEYAN ST.  GSCO, TX 76901  IDENTIAL  AME  Derty:VES  : _3 Single-Family	DwnerAuthorized Representative (Affidavit requirements)  MARTHA ALVARADO  BEYAR ST. Telephone: GSCO, TX 76901 Total Acreage:  DENTIAL  Denty:

8.50 x 11.00 in

Address: 706 S. ABEST, San Angers, T	26963 Phone: 655-128
All correspondence including billings are to be s	ent to:   Owner
and that no plats will be released for recording of and accepted by the City or a suitable performa	is submitted plat, certain site improvements may be building permits issued until such improvements accepted by the City. Furthermore, for subdivision approval and that the subdivision prome of this request.
The undersigned hereby applies for subdivision regulations of the City of San Angelo and certific accurate to the best of my knowledge.	plat approval in accordance with the subdivision post that the information contained on this application
Owner's Signature	Date
Heel Hooker	Date 10/27/2014
Representative's Signature  OFFICE USE ONLY	10/22/2014 Date
Herb Hooken Representative's Signature	Date  Date  Received by: Jeff-Fisher
Representative's Signature  OFFICE USE ONLY	10/22/2014 Date
Representative's Signature  OFFICE USE ONLY Date of application: 10/27/14	Date  Date  Received by: Jeff-Fisher
Representative's Signature  OFFICE USE ONLY Date of application: 10/27/14	Received by: Jeff-Fisher Nonrefundable application fee: \$ 212.50