

STAFF REPORT



Meeting: April 20, 2015

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

**Staff
Planner:** Edward Vigil
Senior Planner

Request: A request for approval of a Final Plat for Bentwood Country Club Estates, Section 8-D

Location: Located at the Southeast corner of State Highway Loop 306 and North Bentwood Drive.

**Legal
Description:** Being 2.746 acres out of H. Zerbec Survey 178, Abstract No. 4210, an also being out of that certain 43.881 acre tract described and recorded in instrument 622905, Official Public Records of Tom Green County, Texas.

Size: 2.746 acres

General Information

Current Zoning: General Commercial (CG)

Future Land Use: Neighborhood Center

Existing Land Use: Vacant land

Surrounding Zoning / Land Use:

North:	Loop 306 & General Commercial	Loop 306 & Verizon Southwest
West:	General Commercial	Vacant Land
South:	General Commercial	Vacant Land
East:	General Commercial	Vacant Land

District: SMD #1 Rodney Fleming

Neighborhood: Country Club

Thoroughfares/Streets:

Loop 306 is a TXDOT Highway and is classified as a Major Arterial in the City of San Angelo's Master Thoroughfare Plan (MTP). Major Arterials form the primary framework of the roadway system, carry the longest trips, and have the highest traffic volumes. North Bentwood Drive is classified as a Minor Collector per the MTP. Minor Collectors are designed to demonstrate the need for collectors which penetrate the areas and provide access to and from, but not necessarily through, the surrounding land uses. A 40-foot wide pavement in 60 feet of right-of-way is normally appropriate for most collector streets.

Recommendation:

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

Background:

An application for a Final Plat was submitted to the Planning Division on February 25, 2015. It is the applicant's intent to prepare the lot for commercial development however, the exact proposed use has not yet been disclosed.

The subject property was annexed into the City prior to 1970 and was zoned General Commercial (CG) prior to 1987. The original Preliminary Plat of the Bentwood Country Club Estates was approved by the Planning Commission in December 1978 and encompasses 170 acres of land which are still consistently referred to as the residential community of Bentwood Country Club Estates. Numerous final plats of land and revisions to final plats within Bentwood Country Club Estates have been approved, recorded, and subsequently developed since 1978. These final plats include sites for single and multi-family residences as well as for commercial development.

This proposed site is north of the existing Bentwood Country Club residential community and is situated east of North Bentwood Drive and south of Loop 306.

Per Engineering Services, North Bentwood Drive has been built to its maximum right-of-way width and Loop 306 is classified as a TXDOT highway. The subject site is approximately 250 feet in width and 429 feet in length. The minimum development standards for the General Commercial district are: 6,000 square feet for lot area, 50 feet in width, and 80 feet in length. The proposed configuration exceeds the minimum requirements 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. Provide a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention
3. A drainage study shall be submitted if the impervious area changes by 5% and development of a site exceeds 1 acre. If public improvements

are deemed necessary by this study, submit construction plan and profile sheets for approval.

4. 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.

5. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections 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.

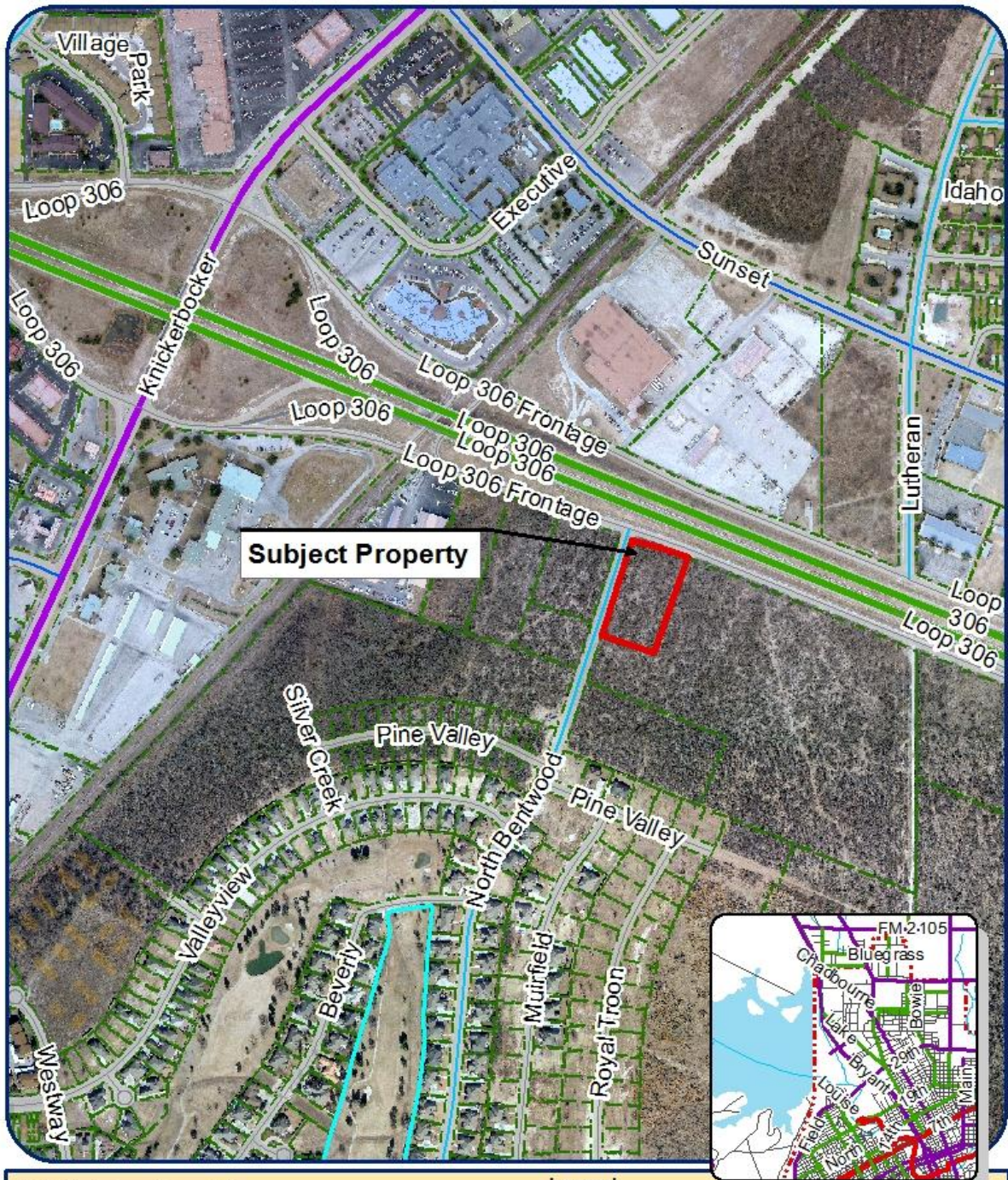
6. Provide the Engineering Services Division staff with written confirmation from TXDOT stating their approval and any conditions thereof, if drainage is planned to be directed to the right-of-way for Loop 306.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the Final Plat for Bentwood Country Club, Section 8-D, **subject to six (6) Conditions of Approval.**

Attachments:

Aerial Map
Zoning Map
Future Land Use Map
Major Thoroughfare Plan
Proposed Plat



Subdivision Case File

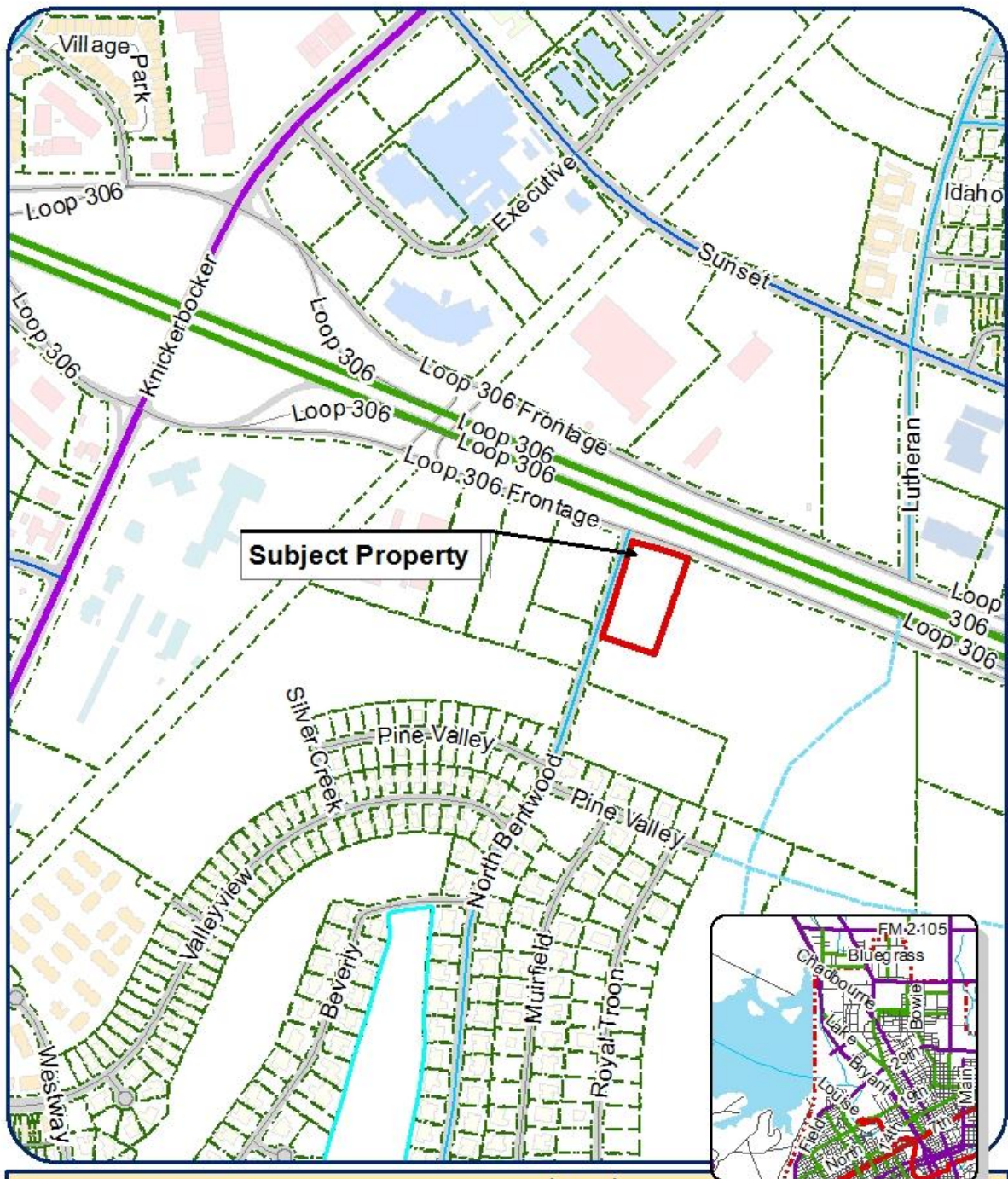
Bentwood Country Club Estates Sec 8D
 Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1 in approx. = 532 ft
 Subject Property: SE of Loop 306 & Knickerbocker

Legend

Subject Properties: —
 Current Zoning: General Commercial (CG)
 Requested Zoning Change:
 Vision: Neighborhood Center







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