

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 20

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

Legal Description: Being 4.941 Acres of Land out of C.C.S.D. & R.G.N.G. R.R. Co. Survey 1111, Abstract 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: 4.941 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 Final Plat for a new subdivision was submitted to the Planning Division on November 18, 2014. It is the applicant's intent is to create a subdivision with 18 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. Providing 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 20, **subject to six (6) Conditions of Approval.**

Attachments:

Aerial Map
Zoning Map
Major Thoroughfare Plan
Proposed Plat
Application



Subdivision Case File

Paulann Park Addn, Sec.20

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: —

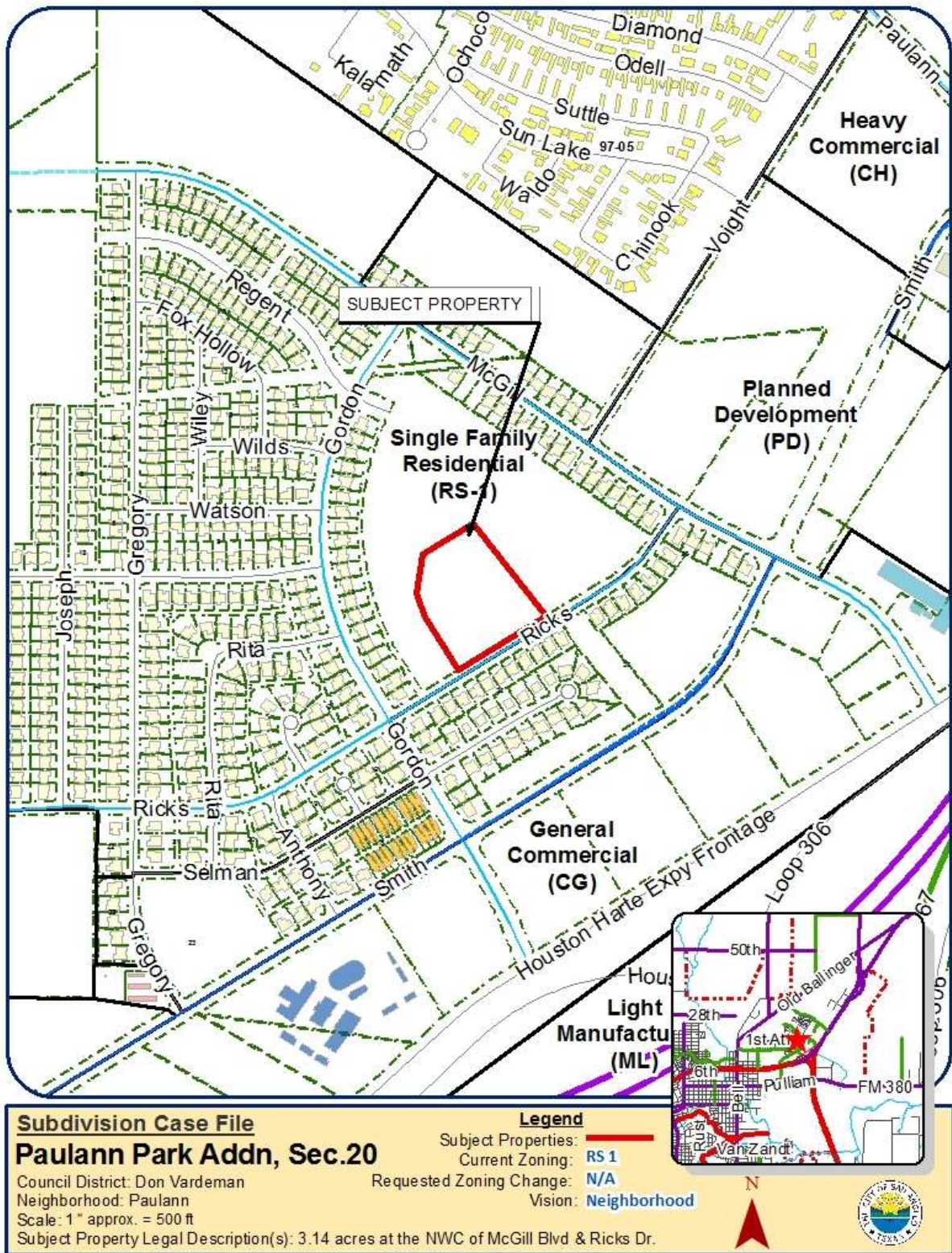
Current Zoning: RS 1

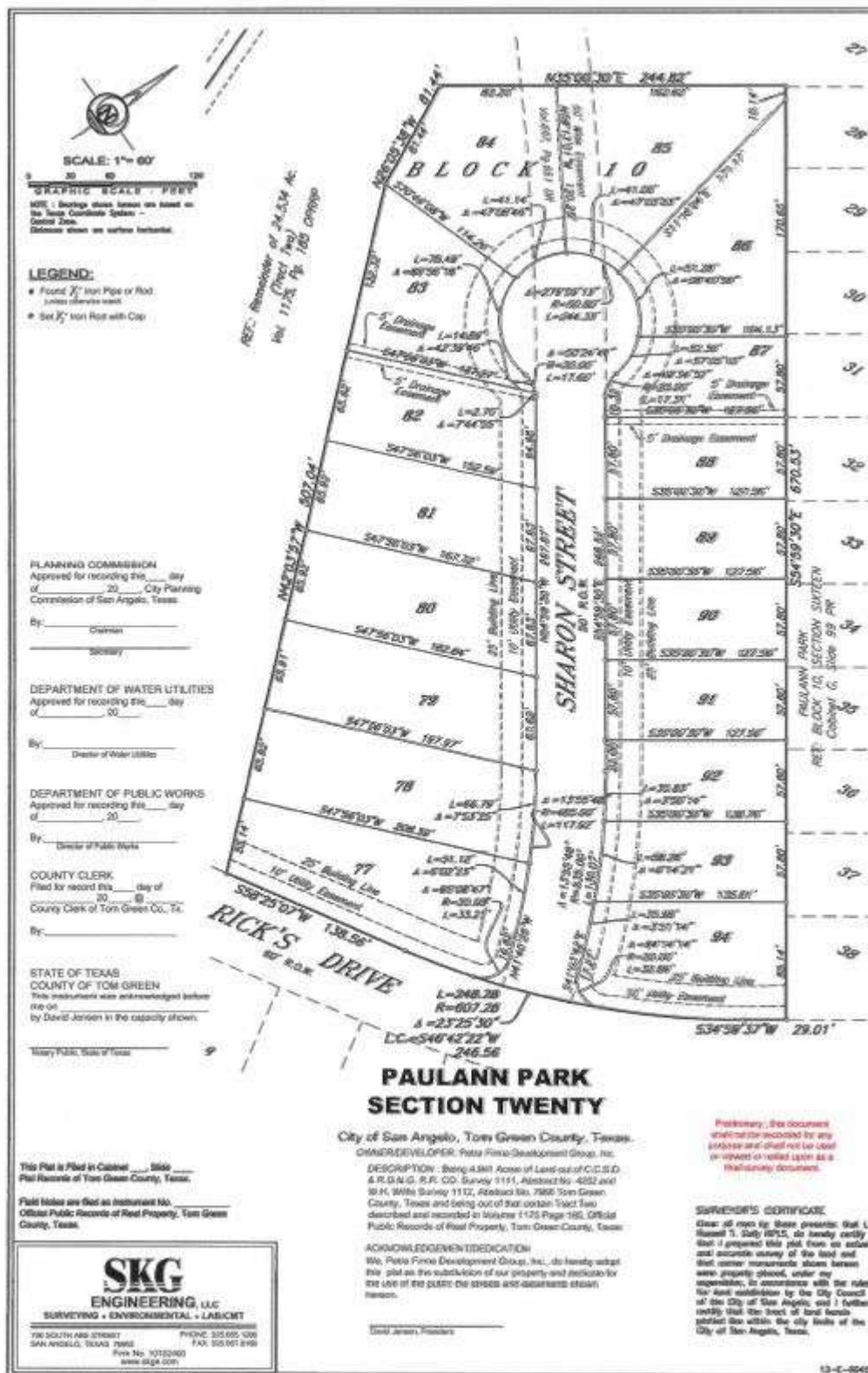
Requested Zoning Change: N/A

Vision: Neighborhood









City of San Angelo, Texas
Planning Division

Application for Approval of a SUBDIVISION

Proposed Name of Subdivision: Paulann Park Addition, Section Twenty

Location: Ricks Drive & Sharon 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:** 4.941 Acres

Existing Land Use: Vacant

Proposed Land Use: Residential

Existing Structures on Property: No

Number of Residential Lots: 18 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.

Owner's Signature

Date

11-18-2014

Representative's Signature

Date

11-18-2014

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: \$ <u>312.00</u>
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: \$ _____