



21P-020

STAFF REPORT

ADDRESS:

22204 Cantina Drive

LEGAL DESCRIPTION:

Sea Isle Section 24 Replat (2015), Abstract 121, Block 1, Lot 5A, Acres 0.23, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Lindsey Polk, Tricon Land Surveying, LLC.

PROPERTY OWNER:

Steve and Stacy Sapio

ZONING:

Residential, Single Family (R-1)

REQUEST:

Request for a replat from one (1) lot to two (2).

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

- A – Current Survey
- B – Proposed Replat

STAFF:

Daniel Lunsford, Planner
409-797-3659
dlunsford@galvestontx.gov

Public Notice: 19

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Engineering requires that new construction does not encroach on the existing 10' drainage easement that bisects the property.



Executive Summary

The applicant is requesting a replat to increase the number of lots from one (1) to two (2). One lot will remain undeveloped, the other will contain an existing structure. Note that two separate lots were replatted in 2014 into one; the owner wishes to return to that configuration.

The Texas Local Government Code, Chapter 212.015, requires a public hearing for replats increasing lot density in a single-family zoning district. If the plat meets the requirements of the Galveston Land Development Regulations, the review of the plat by Planning Commission is a ministerial act.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single Family (R-1)	Residential
North	Residential, Single Family (R-1)	Residential
South	Residential, Single Family (R-1)	Undeveloped
East	Residential, Single Family (R-1)	Residential
West	Residential, Single Family (R-1)	Residential

Site and Surrounding Area

This property and the properties to the north, east, south, and west are Residential, Single Family (R-1) properties. Most are developed as single-family residential homes, with those to the south across Cantina currently undeveloped.

Drainage/Public Infrastructure and Easements

Engineering department noted that per an email from Public Works regarding the 2014 replat, an existing drainage easement and storm sewer pipe was located between the two lots. According to the applicant, this easement and drainage structure was not relocated after the 2014 replat, and is believed to remain. Note that permanent construction is not permitted in platted easements just as it is not permitted in required or platted setbacks. Should existing construction encroach on the drainage easement, responsibility to replace the affected construction if needed will fall to the property owner.

Minimum Lot Standards

The Residential, Single Family (R-1) zoning district lot requirements in this area are a minimum 50 feet wide, a minimum 100 feet long, and a minimum 5,000 square feet.

The replat meets the minimum standards for lots in the Residential, Single Family Modified (R-1) zoning district per Article 3, Addendum for the Residential, Single Family (R-1). Both lots will be 50 feet wide, 100 feet long, and 5,000 square feet in area as shown in Attachment B of the staff report.

Plat Approval Criteria

According to Section 13.502 of the Land Development Regulations, the following are the approval criteria for plats:

A. **Generally.** Preliminary plats, final plats, and development plats shall be approved if, following review by City staff, it is determined that the plat meets all applicable regulations. The staff report may include “standard conditions” that serve as a checklist of ordinary regulatory requirements, but which are not corrections or changes necessary to conform to applicable regulations.

1. If a plat is submitted to the Planning Commission with only the “standard conditions” in the staff report and no other conditions are required, then the plat will be considered to meet all applicable regulations, approval will be recommended, and the item may be placed on a consent agenda of the Planning Commission.
2. If a plat does not meet all applicable regulations, the plat will be denied, except that readily verifiable conditions may be attached to preliminary approval, the satisfaction of which becomes a prerequisite for final approval.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

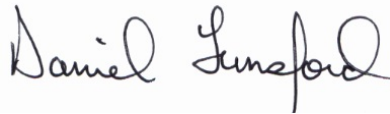
Specific conditions to Case 21P-020:

1. The applicant shall accommodate the filing of the plat by October 22, 2021;
2. The applicant shall notify the City of Galveston of any objections from CenterPoint Energy and resolve any objection with CenterPoint Energy;

Standard conditions:

3. The applicant shall adhere to all comments/conditions received from City Departments. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this plat; and
4. The applicant shall comply with all recordation requirements; and, shall provide the Development Services Department and with all Galveston County filing fees by certified check or money order.

Respectfully Submitted,



Daniel Lunsford, Planner

04/14/2021

Date

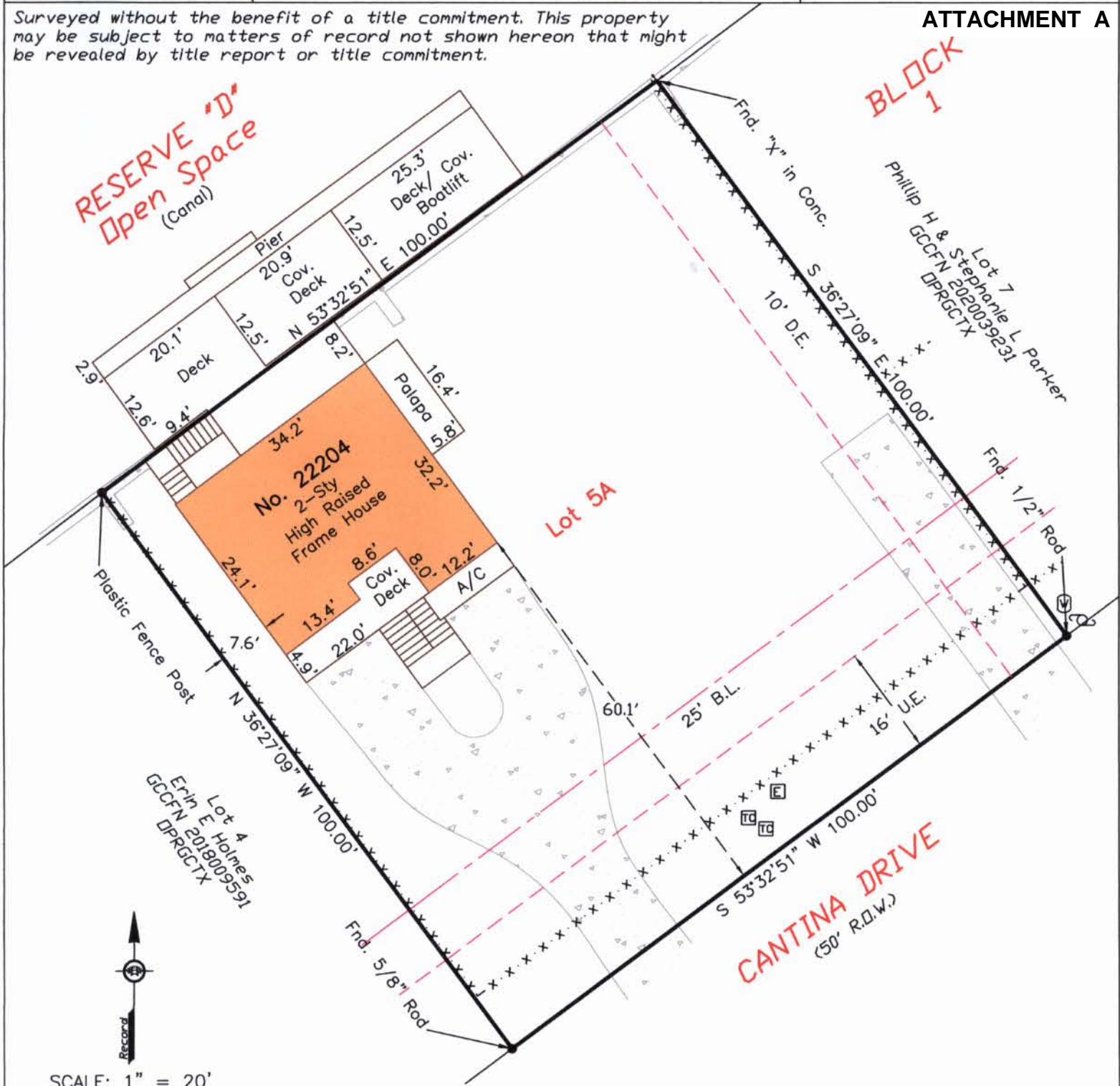
04/14/2021

Catherine Gorman, Assistant Director, AICP, HPO
Development Services

Date

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

ATTACHMENT A



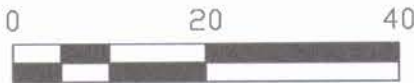
SCALE: 1" = 20'

Survey of Lot 5A, in Block 1, of SEA ISLE, SECTION 24, BLOCK 1, LOTS 5 AND 6 REPLAT, an addition in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2014B, Map Number 30 of the Map Records of Galveston County, Texas.

B. Addison
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598



I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



NOTES:
 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 2) This property lies within Zone AE (EL 14) as established by the FEMA Flood Insurance Rate Map No. 48167C0493G, Dated August 15, 2019.
 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
 4) Bearings are based on the monumentation of the North right-of-way line of Cantina Drive being a found 1/2 inch rod at the Southwest corner of Lot 12 and a found 5/8 inch rod at the Southwest corner of Lot 5.

Legend:

x · x · x ·	Plastic Fence
▭	Concrete
⊕	Power Pole
⊕	Water Meter
⊕	Electrical Box
⊕	Telecomm. Box
---	Building Line
---	Easement Line
B.L.	Building Setback Line
U.E.	Utility Easement

TRICON LAND SURVEYING, LLC
 Mailing: 6341 Stewart Rd. #251
 Physical: 2011 59th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.L.S. Firm No. 10194309

Drafting: LP Parcel ID: 435320
 Surveyed for: Steve Sapiro