



19P-065

STAFF REPORT

ADDRESS:

2627 Avenue O

LEGAL DESCRIPTION:

Properties are legally described as Menard Survey Lots 1, 2 & 3, in the Northwest Block 66, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying, LLC.

PROPERTY OWNER:

RCFT Investments LLC

ZONING:

Residential, Single Family (R-1)

REQUEST:

Request for a replat from three (3) lots to four (4).

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

- A – Current Survey
- B – Replat Survey

STAFF:

Janice Norman, Planning Manager
 409-797-3670
 jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
21				

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:



Executive Summary

The applicant is requesting a replat to increase the number of lots from three (3) to four (4), in order to construct new single-family residential structures.

The Texas Local Government Code, Chapter 212.015, requires a public hearing for properties being replatted that involve four lots or more. 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- Modified (R-1)	Residential
North	Residential, Single Family- Modified (R-1)	Residential
South	Residential, Single Family- Modified (R-1)	Residential
East	Residential, Single Family - Modified (R-1)	Residential
West	Residential, Single Family- Modified (R-1)	Residential

Site and Surrounding Area

This property and the surrounding properties are Residential, Single Family properties. The property to the southwest is the Central Christian Church and Garten Verein is located northwest of this property.

Drainage/Public Infrastructure and Easements

There were no objections from any Public or Private Utilities

Minimum Lot Standards

The Residential, Single Family (R-1) zoning district lot requirements were modified for properties located, West of 25th Street, east of 61st Street, South of Broadway Boulevard, north of Seawall Boulevard. The properties in this area have no lot width or depth requirements but do require a minimum of 2,500 square feet per lot.

The replat meets the minimum standards for lots in the Residential, Single Family Modified (R-1) zoning district. Article 3, Addendum for the Residential, Single Family (R-1).

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 19P-065:

1. The applicant shall accommodate the filing of the plat by June 17, 2020;
Standard conditions:
2. 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
3. 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.

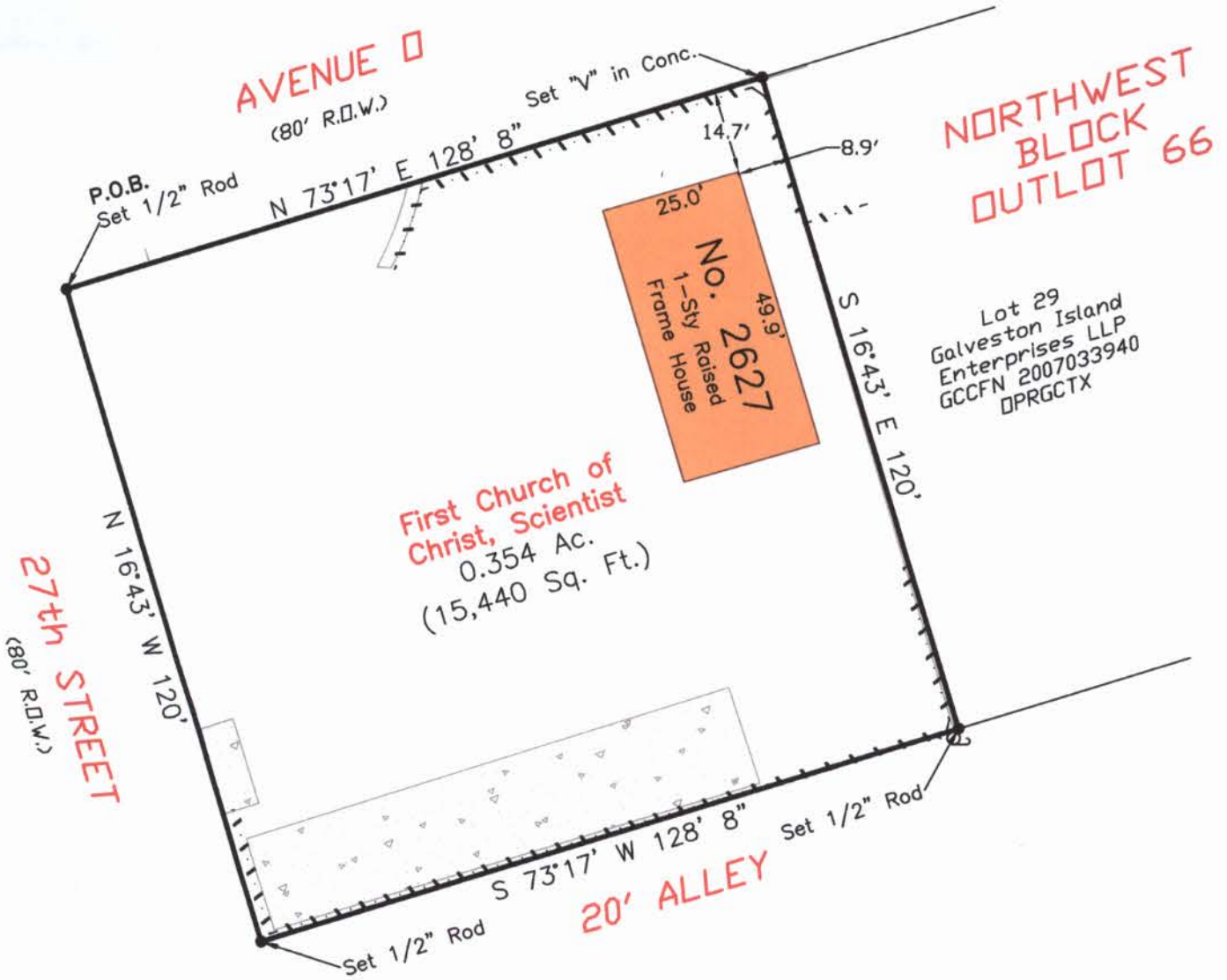
Respectfully Submitted,

Janice Norman
Janice Norman, Planning Manager

12/13/19
Date


Catherine Gorman, Assistant Director, AICP, HPO
Development Services

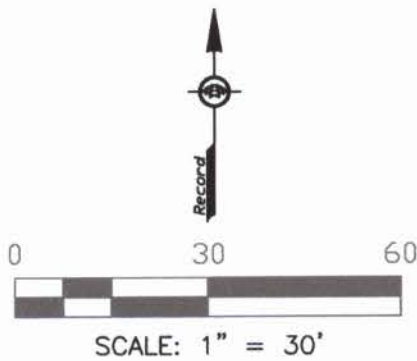
12/13/19
Date



Survey of that certain tract or parcel of land conveyed to First Church of Christ, Scientist, as recorded in Volume 277, Page 156 in the Galveston County Deed Records and as shown on a subdivision of the Northwest Block of said Outlot 66 as recorded in Volume 291, Page 378 in the Galveston County Deed Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

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.

Brene Addison
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 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 27th Street.

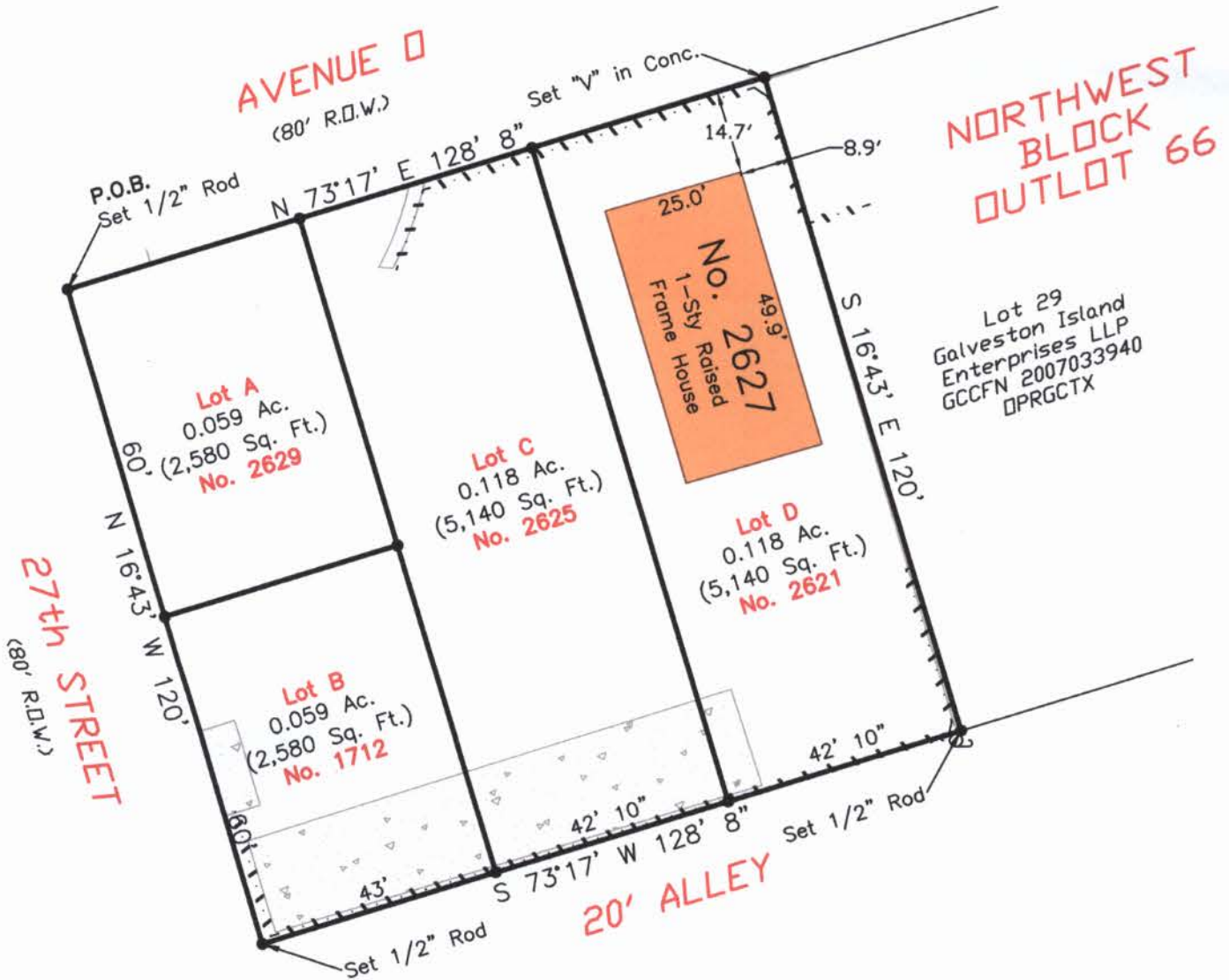
- Legend:
- OHP — Overhead Power
 - Chain Link Fence
 - - - - - Wood Fence
 - Concrete
 - ⊕ Power Pole

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

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.

Drafting: LP Survey Date: November 5, 2019
 Updated November 18, 2019

Surveyed for: Keith Raybon

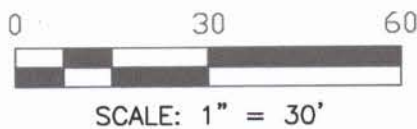


Lot 29
Galveston Island
Enterprises LLP
GCCFN 2007033940
DPRGCTX

PROPOSED REPLAT/SITE PLAN of that certain tract or parcel of land conveyed to First Church of Christ, Scientist, as recorded in Volume 277, Page 156 in the Galveston County Deed Records and as shown on a subdivision of the Northwest Block of said Outlot 66 as recorded in Volume 291, Page 378 in the Galveston County Deed Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

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.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 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 27th Street.

Legend:

	Overhead Power
	Chain Link Fence
	Wood Fence
	Concrete
	Power Pole

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

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.

Drafting: LP Survey Date: November 5, 2019
 Surveyed for: Keith Raybon