



# 20P-005

# STAFF REPORT

**ADDRESS:**

4914 Avenue K

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lot 17 and West 14.4 Feet of Lot 16, and the East 3.6 feet of Lot 18, Block 8, Denver Resurvey, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Melinda Medellin-Quiroga

**PROPERTY OWNER:**

Joey Quiroga and Melinda Medellin-Quiroga

**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 – GIS Map and Current Survey
- B – Replat Survey

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
20				

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:**

No Objections



**Executive Summary**

The applicant is requesting a replat to increase the number of lots from one (1) to two (2), in order to construct new single-family residential structures.

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- Modified ( R-1)	Residential
	North	Commercial (C)	Retail
	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 properties to the east, south, and west are Residential, Single Family (R-1) properties. The property to the north is Commercial (C) zoning fronting Broadway / Avenue J.

**Drainage/Public Infrastructure and Easements** There were no objections from any Public or Private Utilities. Angelo Grasso in Public Works states that the easements shown are sufficient for the front lot to receive utilities from the alley. Future water and sanitary sewer connections will be located in the 5' drainage easement on the west side of the properties.

**Minimum Lot Standards** The Residential, Single Family (R-1) zoning district lot requirements were modified for properties located, West of 25<sup>th</sup> Street, east of 61<sup>st</sup> 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). This includes a 12' wide platted access for the rear lot to connect to Avenue K as required by city ordinance.

**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:

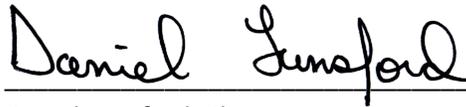
*Specific conditions to Case 20P-005:*

1. The applicant shall accommodate the filing of the plat by September 2, 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 Planning Commission for consideration;
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,



Daniel Lunsford, Planner

02/24/2020

Date



Catherine Gorman, Assistant Director, AICP, HPO  
Development Services

02/24/2020

Date

# Zoning District Map



February 11, 2020

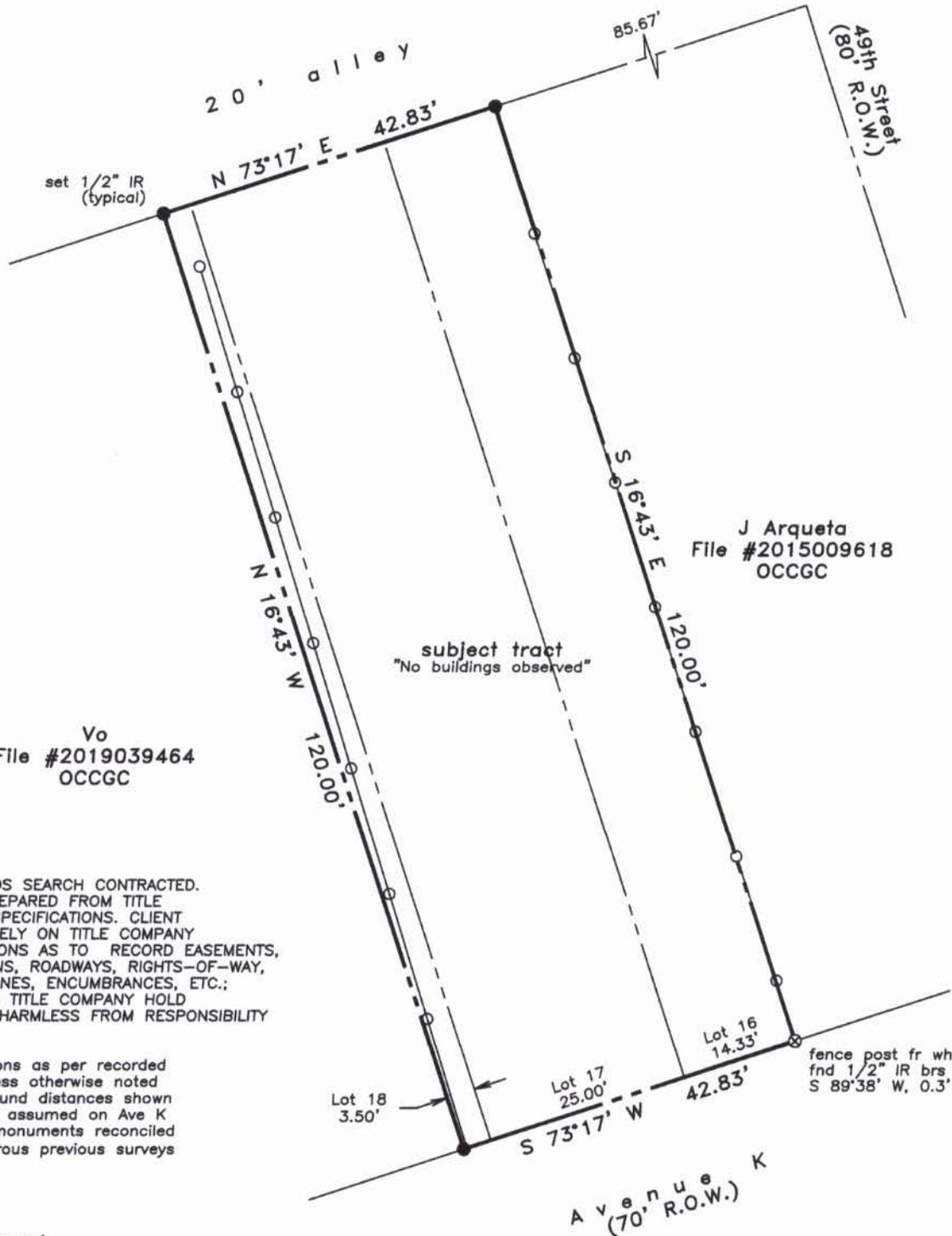
1:240

- |              |                    |                      |                                           |
|--------------|--------------------|----------------------|-------------------------------------------|
| Parcels      | Water Plant        | <b>Water Main</b>    | 0 0.002 0.004 0.008 mi<br>0 10 20 40 Feet |
| Water Valve  | Fire Lead          | Existing Water Main  |                                           |
| Fire Hydrant | Water Service Line | Abandoned Water Main |                                           |
| Water Meter  |                    | Sanitary Manhole     |                                           |

Galveston Central Appraisal District & Pictometry  
 Galveston Central Appraisal District  
 City of Galveston - Public Works Department  
 City of Galveston Development Services: Planning & Development Division

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.

NATIONAL FLOOD INSURANCE PROGRAM  
 FIRM Zone AE  
 Community #485469  
 Map 48167C0437G  
 August 15, 2019



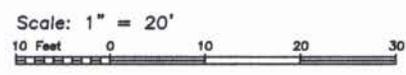
Vo  
 File #2019039464  
 OCCGC

subject tract  
 "No buildings observed"

J Arqueta  
 File #2015009618  
 OCCGC

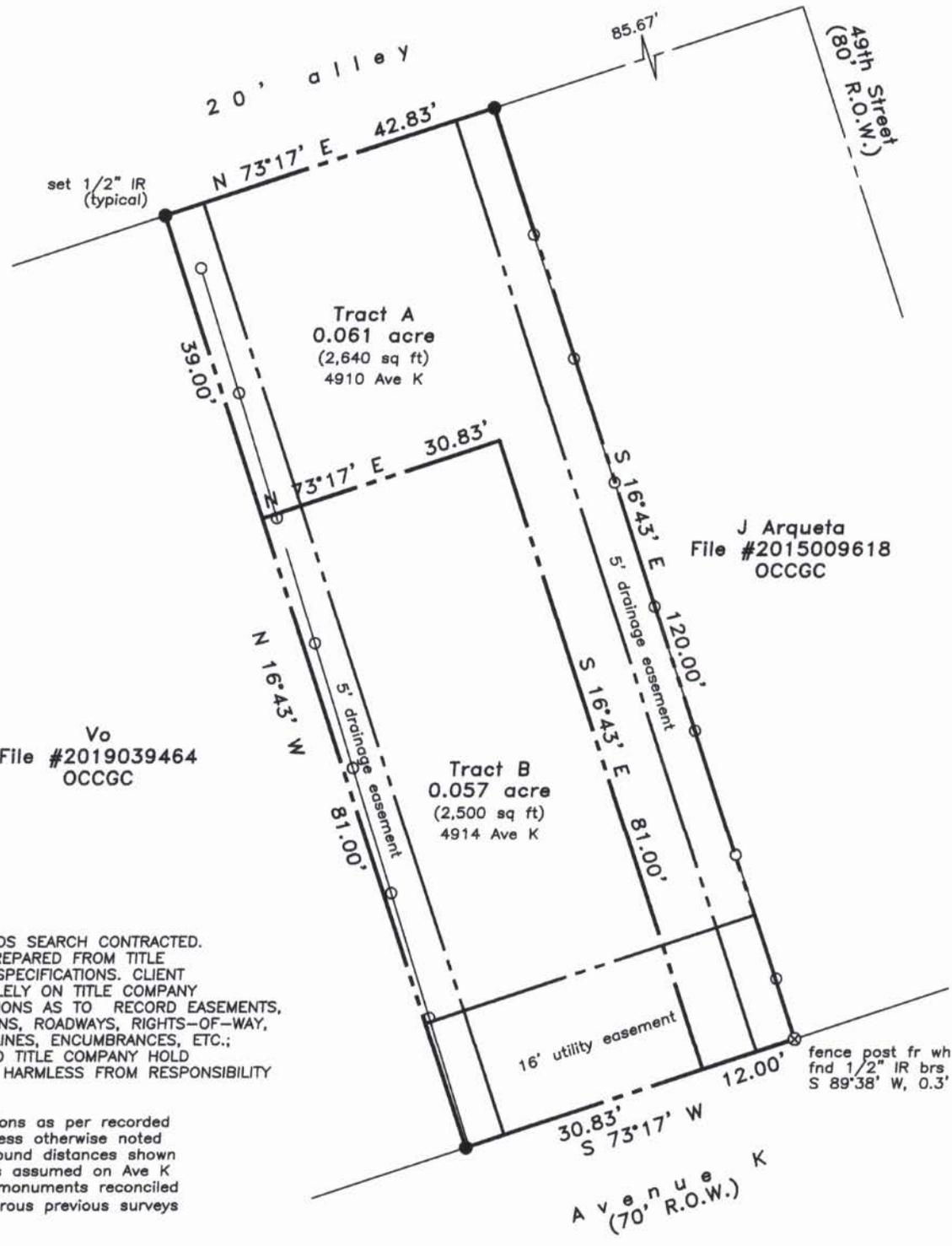
NOTES:  
 NO RECORDS SEARCH CONTRACTED.  
 SURVEY PREPARED FROM TITLE  
 COMPANY SPECIFICATIONS. CLIENT  
 RELIES SOLELY ON TITLE COMPANY  
 SPECIFICATIONS AS TO RECORD EASEMENTS,  
 RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,  
 BUILDING LINES, ENCUMBRANCES, ETC.;  
 CLIENT AND TITLE COMPANY HOLD  
 TLTS, INC. HARMLESS FROM RESPONSIBILITY  
 FOR SAME

- Restrictions as per recorded plat unless otherwise noted
- True ground distances shown
- Bearings assumed on Ave K
- Survey monuments reconciled w/numerous previous surveys



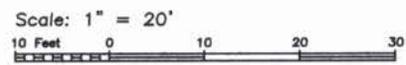
SURVEY of a tract of land being Lot 17, the West 14'-4" (14.33', call 14.00') of Lot 16 and the East 3'-6" (3.50', call 3.60') of Lot 18, in Block 8, of Denver Resurvey, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 91, Page 196, in the Office of the County Clerk of Galveston County, Texas.

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SITE PLAN of Tracts A & B of "4910 - 4914 Avenue K", a proposed replat of Lot 17 and parts of Lots 16 & 18, in Block 8, of Denver Resurvey, a subdivision in Galveston County, Texas, recorded in Volume 91, Page 196, in the Office of the County Clerk of Galveston County, Texas.