



Legislation Details (With Text)

File #: 20-424 Version: 1
Type: New Business Status: Agenda Ready
File created: 9/16/2020 In control: Planning & Zoning Commission
On agenda: 9/22/2020 Final action:
Title: Consider approval of a variance request to the Right-of Way- for a Final Plat, Lot 1, Block B, Warren Addition, on a 5.97 acre tract located north of North Tarrant Parkway, approximately 150 feet northwest of the Keller Smithfield Road and North Tarrant Parkway intersection, addressed as 82 Wilson Lane, zoned Single-Family 36,000 square-foot lots (SF-36). William Warren, owner. Cody Baker, Applicant.
Attachments: 1. 092220_82WilsonLane_Maps, 2. 092220_82WilsonLane_Application, 3. 092220_82WilsonLane_ProposedPlat, 4. 092220_82WilsonLane_StaffAttachment

Table with 5 columns: Date, Ver., Action By, Action, Result

To: Planning and Zoning Commission

From: Matthew Cyr, Planner I

Subject:

Consider approval of a variance request to the Right-of Way- for a Final Plat, Lot 1, Block B, Warren Addition, on a 5.97 acre tract located north of North Tarrant Parkway, approximately 150 feet northwest of the Keller Smithfield Road and North Tarrant Parkway intersection, addressed as 82 Wilson Lane, zoned Single-Family 36,000 square-foot lots (SF-36). William Warren, owner. Cody Baker, Applicant.

Background:

- The Property owner would like to add an approximately 10 x 10-foot utility room to the existing house. Normally, this would simply require a building permit but this property has never been platted.
The owner and tenant are required by per Section 4.05 (E) of the UDC to plat the property before obtaining the required building permits.
During the platting process, the applicant and owner were made aware that they would be required to dedicate right-of-way along Keller-Smithfield Road which was approximately 1.16 acres.
Because the value of the right-of-way dedication far exceeds the value of the proposed expansion for the utility room, the rule of proportionality comes into play.
With the advice of the City Attorney, this application has been brought forward to request a variance to the usually required Right-of-Way Dedication for the plat.

Citizen Input:

A Final Plat with variances does not require a Public Hearing.

Alternatives:

The Planning and Zoning Commission has the following options when considering an SUP application:

- Recommend approval as submitted.
- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this Final Plat application will be scheduled for City Council action on October 6, 2020.

Supporting Documents:

- Aerial and Zoning Maps
- Staff Attachment- Application
- Staff Attachment- Proposed Plat and Right-of-Way Dedication