



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			
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