



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: June 30, 2005

Subject: Resolution No.____: A Resolution authorizing the Mayor to Sign a Final Plat Amending Villas of Braeswood Subdivision, Phase 2

List of committees that have reviewed: The Community Development Committee reviewed this project at its Tuesday, June 13, 2005 meeting and recommended approving the amended Final Plat.

Background: On May 3, 2004, the City Council adopted Ordinance No. 3249, approving the Final Plat of Villas of Braeswood Subdivision, Phase 2. The subdivision is generally located ½ mile north of the intersection of E. Highway 50 and Scott-Troy Road on the east side of Scott-Troy Road. The property is zoned MR-1 - Two, Three and Four-Family Residence Dwelling District. The plat consists of 14.58 acres and includes 34 lots. The lots will accommodate both detached single-family and attached single-family homes. The setbacks of the MR-1 District include 25' front yard, 5' side yard and 25' rear yard. The maximum lot coverage is 30%. The lot sizes on the original plat ranged from 10,800 square feet to 43,889 square feet.

The contract owner Terry Barnes, Barnes Properties, Inc., is planning to construct attached single-family homes and some of the lots are too small to construct his typical footprint and would require requesting variances. The lot sizes on the amended plat range from 11,542 square feet to 38,552 square feet, and the lot width of the smallest lots has increased to 96.18 feet from 90 feet. In essence, the contract owner has decreased the size of the largest lots and has increase the size and lot widths of the smallest lots. The number of lots in the subdivision has not changed and remains at 34 lots. If an attached single-family residence is built on any lot, it must be subdivided with two legal descriptions and sold individually. Each legal description will be described using its own metes and bounds.

Some improvements have already been installed. The water main, sanitary sewer main, and storm sewer are not impacted by the shifting of the lot lines, since the location of the easements containing these utilities will remain the same. However,

some sewer laterals will need to be relocated within the easements to accommodate the attached single family units. There are five easements which will shift, but these include private utilities and drainage areas which can be amended with the lot lines. The private utility companies have agreed that these utilities can be placed in the new easements.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval of the Amended Final Plat