



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

AGENDA DATE

August 22, 2017

DESCRIPTION

RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND TAKE ANY NECESSARY ACTION:

- A. CONSIDER DEVIATION FROM THE SUBDIVISION ORDINANCE, ARTICLE 3, SECTION 3.02.003 STREET CROSS-SECTION STANDARDS FOR THE 143 ACRES SUBDIVISION LOCATED IN THE ETJ APPROXIMATELY ONE MILE OUTSIDE OF THE CITY LIMITS ON FM 1376 (142.98 Acres).

STAFF'S RECOMMENDED ACTION (be specific)

Receive the recommendation from the Planning and Zoning Commission and Approve the deviation from the Subdivision Ordinance, Article 3, Section 3.02.003 street cross-section standards for the 143 acres subdivision located in the ETJ approximately one mile outside of the city limits on FM 1376 (142.98 Acres).

CONTACT PERSON SUMMARY

Laura Talley

The streets in this subdivision will be part of the proposed development located off of FM 1376 (Sisterdale Road), approximately one mile outside of the city limits. This is the property behind 1910 Church and is in the city's ETJ. The 93 lot community is proposed to be gated and the streets will be maintained by the Homeowners Association.

The developer has requested a different cross-section than is provided by our ordinance, therefore it does require P&Z and City Council approval.

3.02.003

Street Cross-section Standards.

...Cross sections with deviations from these standards may be approved by the Planning Commission and Council, subject to the recommendation of the City Manager, and based upon the General and Specific Intent statements of this Article, the context of the proposed subdivision, and sound transportation planning principles.

The developer would like to build an acreage lot community in a rural setting, but would like to provide a "cleaner" street layout than streets with no curbs and borrow ditches. Below is the typical city rural street cross-section compared to what the developer would like to build. Staff is supportive of the proposed cross-section. The Planning and Zoning Commission voted 5-0 in favor of approval of the cross-section.

	COB Local Rural	143 Acre Rural
Right-of-way Width [4]	56'	50'
Traffic Lanes [5]	2	2
Lane Width [5]	10'	10'
On-street Parking Type	--	
On-street Parking Width	--	
Median (min. width / min. uninterrupted length) [7]	--	
TOTAL Paved Width (including median)	28'	28'
Sidewalk width / Both sides[6]	--	
Parkway [6]	--	11'
Landscape / Utility Easement [6]	--	
Borrow Ditch	16'	0'
Shoulder width	4'	4'
Bike Lanes	-	
COST		
SOURCE OF FUNDS		
ADDITIONAL INFORMATION		

This summary is not meant to be all inclusive. Supporting documentation is attached.