



Legislation Text

File #: 20-3718, **Version:** 1

SD#20-029: Public Hearing and Consideration of an Appeal of the Disapproval of Case No. SD#20-029: Lots 1 through 24, Block 1, Legacy Estates, Addressed at 2305 and 2306 Alicia Court, by Rockwater Developments, LLC, owner; DeOtte Inc., engineer; and Kaz Surveying, Inc., surveyor

On July 20, 2020, the Commission disapproved the replat for Legacy Estates based on the proposed street exceeding the maximum cul-de-sac length of 600 feet set by the Subdivision Control Ordinance. Under Section 212.0093 of the Texas Local Government Code, after the disapproval of a plat an applicant may submit a written response to the Commission that remedies each reason for disapproval provided.

The applicant has submitted a response under Section 212.0093 describing the reasons to approve the variance to the maximum cul-de-sac length. After considering the applicant's response, the Commission must approve, approve with conditions or disapprove the plat.

The purpose of the replat is to create 23 single-family residential lots and one open space lot. The property is zoned SF-8.4/16. For this District, the minimum lot width is 70 feet, minimum lot depth is 110 feet and minimum lot area is 8,400 square feet. All lots meet the minimum dimensions for this district.

The applicant proposes to extend the existing Alicia Court to the back of the property by approximately 875 feet. The existing cul-de-sac is approximately 330 feet in length. With the extension, Alicia Court will have a length of approximately 1,205 feet. The Subdivision Control Ordinance limits the maximum length of a cul-de-sac to 600 feet. The applicants are requesting a variance to maximum cul-de-sac length for the reasons stated in their letter.

Attachments:

- Maps and Supporting Information
- Applicant's written response (appeal)
- Letters in Protest
- Variance Request Letter
- Previously Approved Plat
- Final Plat