



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2019

Re: Harris Estates Plat 2 - Final Plat (Case #141-2019)

Executive Summary

Approval this request will result in the combination of two lots into a single 10.93 acre parcel to be known as "Harris Estates Plat 2". The consolidation is proposed for the purpose of permitting the newly created lot to have access to City sewer.

Discussion

The applicants are seeking approval of a 1-lot final minor plat to be known as "Harris Estates Plat 2". The site is located on the south side of St. Charles Road approximately 700 feet east of Dorado Drive. The plat proposes combination of two parcels, the smaller of which is being considered concurrently for a rezoning (Case # 101-2019). Approval of the 0.33 acre rezoning and this final plat would result in a single 10.93-acre lot, zoned A (Agriculture) district.

The plat, when first submitted for review, included another adjacent parcel to the northwest. Upon staff review, it was determined that sidewalk construction would be required along this parcel's St. Charles Road frontage as well as the remainder of the applicant's adjoining property to the east. It was further determined that due to the size of the lots individually, a consolidation plat of all the commonly owned and adjacent property would be required to meet the minimum lot size standard for rezoning to the A (Agriculture) district. The owner, after consultation with his engineer, determined that construction costs for the sidewalk would be cost-prohibitive due to the extreme topography in the northwest parcel.

As a result, the applicant amended the attached final plat and associated rezoning case to remove the northwest parcel from the requests. In so doing, sidewalk construction will only be required on the portions of applicant's property being platted and the zoning of the northwest parcel's will remain PD (Planned Development) and subject to the current PD restrictions. It should be noted the PD plan for these lots is outdated and would require approval of a new plan prior to any construction on the parcel. The applicant has not indicated interest in developing the northwest lot due to the topographic issues.

The plat has been reviewed by both internal and external staff and found to meet the requirements of the UDC. No additional road right-of-way dedication is required for St. Charles Road as the required 33-foot half-width exists.

Locator maps and a copy of the final plat are attached for your review.



Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Limited.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/16/2018	Approved: Rezoning of 0.6 acres from PD to A (Ord. 023588)
7/16/2018	Approved: Annexation & Permanent A zoning on 10 acres (Ord. 023589)
7/16/2018	Approved: Harris Estates – Final Plat containing 10.6 acres (Ord. 023590)
10/26/2000	Approved: Rezoning & "Terebinths PUD Plan" (Ord. 14405)

Suggested Council Action

Approve the final plat of "Harris Estates Plat 2."