



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 19, 2022

Re: Stoneybrook Subdivision, Plat No. 2A – Replat (Case # 284-2022)

Executive Summary

Approval will result in the creation of a 2-lot final plat to be known as *Stoneybrook Subdivision, Plat No. 2A*.

Discussion

A request by Crockett Engineering (agent), on Michael E. & Lottie F. Bushmann and Kenneth & Karen Akers (owners), seeking approval of a two-lot replat. The 1.42-acre site is currently zoned R-1 (One-family Dwelling) and is improved with two single-family structures. The site is located south of the intersection of Katy Lane and Katy Woods Court and contains the addresses 1900 & 1902 Katy Woods Court.

The subject site is comprised of Lots 44, 45 and part of Lot 43 of *Stoneybrook Plat 2* which was recorded in 1987. If the replat is approved, it would adjust an interior lot line between existing Lots 44 and 45 as well as result in transferring a portion of Lot 43 to Lot 45. The properties are improved with existing single-family dwellings. The structure on lot 45B is considered a legal, non-conformity given it is constructed within its 25' front yard setback off of Katy Woods Court. The proposed replat does not exacerbate this non-conforming feature. Any redevelopment, alterations, or additions to Lot 45B will be required to conform with the standard setbacks for the R-1 district.

The lots have direct access on Katy Woods Court. No additional right-of-way is being dedicated. A standard 10' utility easement is being dedicated along all street frontages. Sidewalks are existing. The rear yards of both properties are encumbered by a 20' drainage and utility easement. Additionally, the rear yard of proposed Lot 44B is adjacent to the MKT Trail which contains a 100' right-of-way. No public utility extensions are required at this time.

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and the final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None foreseen as site is presently developed and receiving City services. Any potential future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

| Date | Action |
|--------|--|
| 5/4/87 | Approved the final plat of Stoneybrook Subdivision Plat 1. |

Suggested Council Action

Approve the final plat of *Stoneybrook Subdivision, Plat No. 2A*.