



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2024

Re: Oakwood Hills Subdivision, Block 6B – Replat (Case # 256-2024)

## Executive Summary

Approval will result in the creation of a 1-lot final plat to be known as *Oakwood Hills Subdivision, Block 6B*.

## Discussion

A request by Crockett Engineering, on behalf of Forum Realty Company LLC, seeks approval of a 1-lot replat of *Oakwood Hills Subdivision Block, 6A*, to be known as *Oakwood Hills Subdivision, Block 6B*. The 0.47-acre site is currently zoned R-1 (One-family dwelling) and is located at the intersection of Burrwood Drive and Rollingwood Drive, and is addressed 909 Rollingwood Drive.

The subject site is comprised of two lots, Lot 1a and 2a, previously approved for replat in February of 2023 known as *Oakwood Hills Subdivision Block, 6A*. The previous action separated Lot 1 of *Oakwood Hills Subdivision, Block 6* into two standalone lots. Upon approval of the current requested replat, Lots 1a and 2a will be rejoined to the original state of one legal lot to be known as *Oakwood Hills Subdivision Block, 6B*. Removing the interior lot line will not create any non-conformities within the existing R-1 zoning and dimensional standards. Currently, Lot 2a has a single-family home and Lot 1a is not developed.

The lots have direct access on Rollingwood Drive and Burrwood Drive. A 10' utility easement was dedicated along the site's perimeter via the previously approved replat. With the current request, the right-of-way is consistent with the previously dedicated 10' utility easement. Sidewalks are not existing and are required to be constructed with any redevelopment. No public utility extensions are required at this time.

The final plat meets all the standards of the Unified Development Code 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
2/6/2023	Approved the final plat of Oakwood Hills Subdivision, Block 6A.
9/20/71	Approved the final plat of Oakwood Hills Subdivision, Block 6.

## Suggested Council Action

Approve the final plat of *Oakwood Hills Subdivision, Block 6B*.