



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Oakwood Hills Subdivision, Block 6A – Replat (Case # 25-2023)

Executive Summary

Approval will result in the creation of a 2-lot final plat to be known as *Oakwood Hills Subdivision, Block 6A*.

Discussion

A request by Crockett Engineering (agent), on behalf of Forum Realty Company, LLC (owner), seeks approval of a two-lot replat. The 0.47-acre site is currently zoned R-1 (One-family Dwelling) and is improved with one single-family structure. The site is located northeast of the intersection of Rollingwood Drive and Burrwood Drive and is commonly addressed 909 Rollingwood Drive.

The subject site is comprised of Lot 1 of *Oakwood Hills Subdivision, Block 6* which was recorded in 1971. The proposed Lot 2A is improved with an existing single-family dwelling. If the replat is approved, it would create an additional residential lot by dividing the existing lot into two legal lots. The creation of the interior lot line would not create any non-conformities with respect to the existing R-1 zoning and dimensional standards.

The lots have direct access on Rollingwood Drive and Burrwood Drive. Additional right-of-way is being dedicated for the intersecting corner truncation. A 10' utility easement is being dedicated along the site's perimeter. 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 has been found to meet 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
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 6A*.