

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Black Dog Consulting and Development, L.L.C., (owner), for approval of a 20-lot Preliminary Plat of R-2 (Two-family Dwelling) zoned property, to be known as Corriente Village. The approximately 3.28-acre subject site is located 60' northeast of the intersection of Parks Edge Place and Oakland Gravel Road, and includes the address 3612 Oakland Gravel Road. **(Case # 140-2023)**

DISCUSSION

The applicant is seeking approval of a preliminary plat to be known as Corriente Village. The 3.28-acre site contains one single-family structure, garage, and shed which will be removed to facilitate the development of an 18-lot single-family subdivision utilizing cottage dimensional standards. The development also contains two common lots.

The site was rezoned to R-2 (Two-family Dwelling), from R-1 (One-family Dwelling) following recommendation of approval from the Planning Commission on January 5, 2023 and approval by City Council on February 20, 2023. The applicant's intent for rezoning was to enable cottage standards to be requested from the Board of Adjustment (BOA) so that the property may be subdivided using reduced dimensional standards. The BOA approved the owner's request for cottage standards on March 14, 2023 which has allowed the applicant to proceed with the preliminary plat.

The preliminary plat depicts 18 residential lots fronting a tear-shaped cul-de-sac named Corriente Court that takes access from Oakland Gravel Road, a Major Collector on the CATSO MRP. Two common lots are shown, Lot C1 located at the southwest portion of the property would serve as proposed stormwater infrastructure, constructed in accordance with the City's stormwater ordinance, and Lot C2 would be a common lot interior to the cul-de-sac.

The residential lots meet or exceed the minimum dimensional requirements imposed by the BOA as part of their approval. The BOA authorized the following as dimensional standards to be implemented within the proposed development: 1) minimum lot area of 4,000 square feet, 2) minimum lot width, at the building line, of 40 feet, 3) minimum front yard to be 25 feet, 4) minimum side yard to be six feet per side, 5) minimum rear yard to be 20 feet, and 6) maximum building height to be 35 feet. For reference the smallest lot proposed is approximately 4,250 sf. All other dimensional standards will be verified at time of building permit submission via "plot plan" evaluation.

Standard utility easements are provided along all street frontages and an 8' easement is to be dedicated along the rear yards of Lots 7 and 8 for electric service. The site is within City Water and Electric territory. Extension of electric facilities to newly created lots is available, however domestic level voltages for temporary and permanent power is unavailable at this time given current transformer shortages. Any relocation of existing facilities shall be at the developer's expense. Sidewalks are existing along the Oakland Gravel Road frontage and would be installed along Corriente Court with development of the subdivision. No other public utility infrastructure expansion is required at this time.

The proposed preliminary plat has been reviewed by internal staff and external agencies and meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the preliminary plat to be known as Corriente Village.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	3.3
Topography	Mild downslope from east to west, towards street frontage
Vegetation/Landscaping	Turf, limited trees
Watershed/Drainage	Bear Creek
Existing structures	One single-family structure

HISTORY

Annexation date	1964
Zoning District	R-1
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Surveyed tract, not a legal lot

UTILITIES & SERVICES

Site provided with all City services.

ACCESS

Oakland Gravel Road	
Location	Along the west side of property
Major Roadway Plan	Major Collector (Improved and City maintained); 66-foot full width/33-foot half-width required; Additional right-of-way dedication required in the future.
CIP projects	CIP #2217 - Construct a sidewalk on the west side of Oakland Gravel Road from Vandiver Drive to Grizzly Court to fill in the sidewalk gaps. ½ mile South
Sidewalk	Sidewalk existing

PARKS & RECREATION

Neighborhood Parks	Albert-Oakland Park, 750' Southwest; Lange Park, ½ mile Northwest
Trails Plan	Bear Creek Trail, existing ½ mile Southwest; Proposed Bear Creek Trail extension, ¼ mile West; Proposed Colt RR Trail, 2/3 mile Southeast
Bicycle/Pedestrian Plan	Oakland Gravel Road is a key roadway to bike/ped connectivity. Proposed sidewalk project (#18) on Sidewalk Master Plan.

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on April 7, 2023. Thirty-one postcards were distributed. A few inquiries have been received as to what this specific request entails given the recent rezoning, optional development standards, and subject preliminary plat requests.

Report prepared by Brad Kelley

Approved by Patrick Zenner