



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 27, 2022

PREPARED BY: Walter E. Reeves, Jr, AICP, Director of Development Services

AGENDA CONTENT: Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The subject property consists of an approximate 19,014 sq. ft. lot in the SF-7.2 zoning district. Habitat for Humanity is requesting a variance of Section 23-14.A. Sidewalks for the subject property. As the Commission will recall, a similar request for a sidewalk variance for Lot 23B was recommended for approval by the Commission on May 06, 2021. The variance for Lot 23B was approved by City Council on May 25, 2021. Pursuant to Section 23-102 B. Variance approval standards: Variances may be granted when: 1. There are circumstances specific to the property that create an undue hardship that generally do not apply to surrounding properties; such as, but not limited to, its shape, or topography; The property is generally flat with an existing bar ditch along the frontage of the property. While there is appears to be room behind the bar ditch to install a sidewalk the slope in that location appears to be steep enough to require significant effort to install a sidewalk at this location. 2. Special consideration is necessary to allow an applicant the same right of use enjoyed under the LDC by surrounding properties; There do not appear to be sidewalks along the respective street nor within the general vicinity. 3. Consideration is unique to the subject property and would not generally set an adverse precedent for other applications

Action taken by the planning and zoning commission. The commission voted to approve this variance application to not require sidewalk installation at this location.

Recommendation. The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.