

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: September 3, 2024
TO: Mayor and City Council
FROM: Melinda Moritz, Public Works Director
THROUGH: Crystal Caldera, Ph.D., City Manager
SPONSOR(S): N/A

SUBJECT: Presentation, **Public Hearing**, and Possible Action to Consider Approval of a Plat of Approximately 2.238-Acres of Land, Being P-8, Abstract 317, CB 4431 to Lots 12 & 13, Block 11, CB 4431, Leon Valley Addition Subdivision, Located at 6301 Sawyer Rd, with a Variance Request to Not Build a Sidewalk

PURPOSE:

To consider approval of a plat of a 2.238-acre tract of land, being P-8, Abstract 317, CB 4431 to Lots 12 & 13, Block 11, CB 4431, Leon Valley Addition Subdivision, an approximately 11-acre tract of land, located at 6301 Sawyer Rd, with a variance request to not build a sidewalk.

HISTORY:

The Wat Dhammabucha Buddhist Temple is located on an unplatted 2.238-acre tract of land, zoned R-1 Single Family Dwelling, in the 6300 block of Sawyer Road. In January of 2021, the use “church” was not allowed in the R-1 zoning district, and the Temple wanted to expand their operations with the construction of a prayer hall. In order to be allowed to expand, they applied for and were granted Planned Development District Zoning (PDD #1), with an accompanying approved site development plan. The development never occurred and the PDD expired in January of 2023.

In July of 2021, the Zoning Code was revised to allow use “church” in all zoning districts (Ord. No. 2021-30). This change made the need for a PDD unnecessary; however, the property must be platted in order to obtain a building permit.

In addition to being platted, all portions of the Subdivision and Zoning Codes, as they relate to landscaping, parking, lighting, drainage, connection to the water and sanitary sewer system, and other public improvements, must be met.

The City Engineer states the plat meets all requirements with the exception of plans for a sidewalk. The applicant is requesting a variance to not build a sidewalk along the frontage of their property. The property owner is allowed to request variances to the Subdivision Code from the City Council.

NOTIFICATION

Twelve (11) letters were sent to surrounding property owners.

- 0 - Opposed
- 0 – In Favor
- 0 – Undeliverable

FISCAL IMPACT:

The applicant has paid all fees associated with this project.

RECOMMENDATION

At their 8-27-24 meeting, the Planning and Zoning Commission recommended approval of the plat and the requested variance.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

 Saundra Passailaigue, TMRC
 City Secretary