

Request for a Plat 6301 Sawyer Rd Leon Valley Addition Subdivision

Mindy Teague

Planning and Zoning Director

Planning and Zoning Commission Meeting

August 27, 2024



Background

- Request is to plat the Wat Dhammabucha Buddhist Temple, located on an unplatted 11-acre tract of land, zoned R-1 Single Family Dwelling, in the 6300 block of Sawyer Road
- Jan 2021 - the use “church” not allowed in R-1 zoning district
- Temple wanted to expand their operations with the construction of a prayer hall

Background

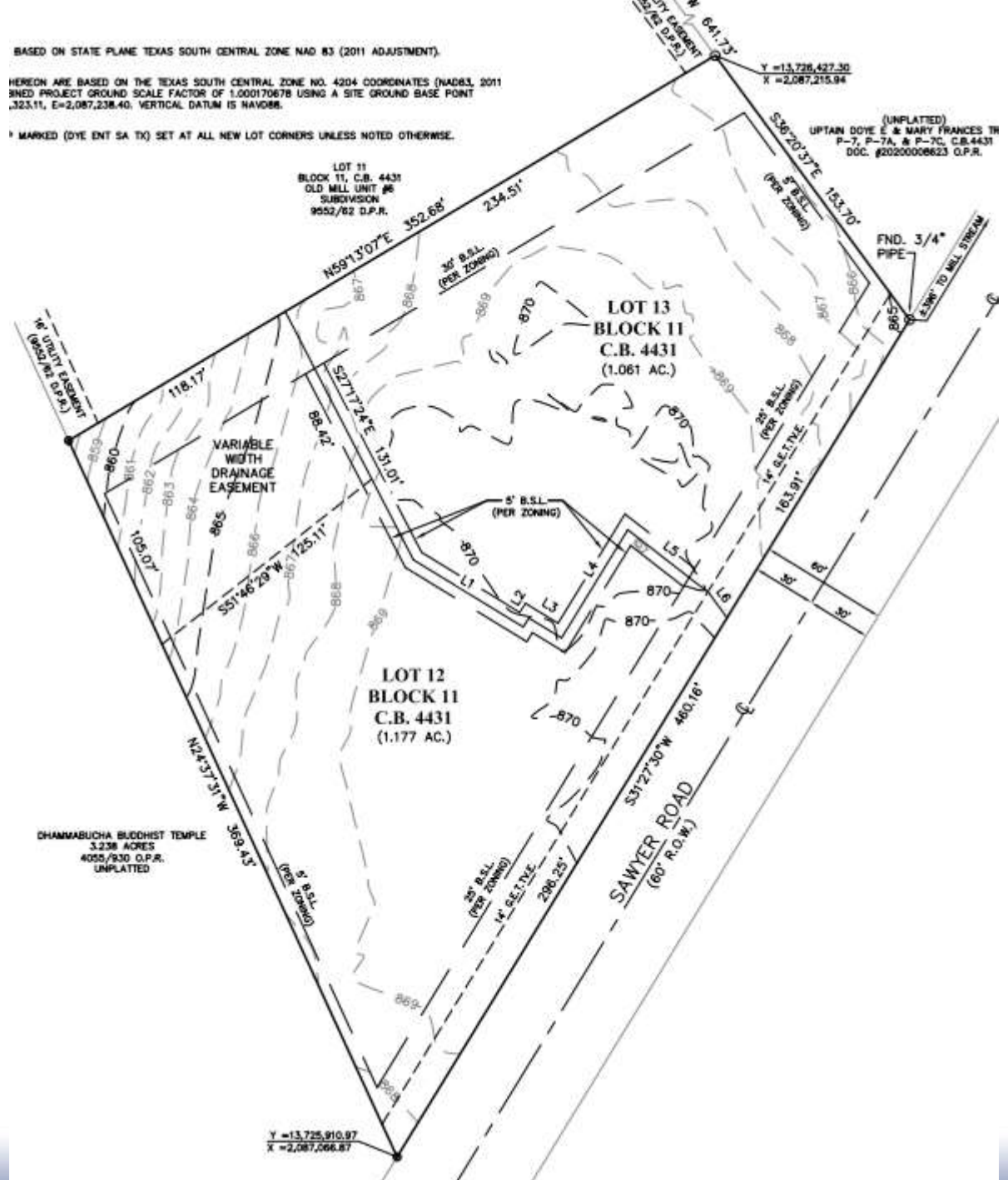
- In order to expand, they applied for & were granted Planned Development District Zoning (PDD #1), with an approved site development plan
- Development never occurred & PDD expired (Jan 2023)
- Per the City Engineer, plat & buildings meet all requirements of city code

6301 Sawyer Plat

BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD 83 (2011 ADJUSTMENT).

HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 COORDINATES (NAD83, 2011 3RD EDITION PROJECT GROUND SCALE FACTOR OF 1.000170678 USING A SITE GROUND BASE POINT 323.11, E=2,087,238.40, VERTICAL DATUM IS NAVD88.

MARKED (DYE ENT SA TX) SET AT ALL NEW LOT CORNERS UNLESS NOTED OTHERWISE.



LOT 11
BLOCK 11, C.B. 4431
OLD MILL UNIT #6
SUBDIVISION
9952/82 O.P.R.

LOT 13
BLOCK 11
C.B. 4431
(1.061 AC.)

LOT 12
BLOCK 11
C.B. 4431
(1.177 AC.)

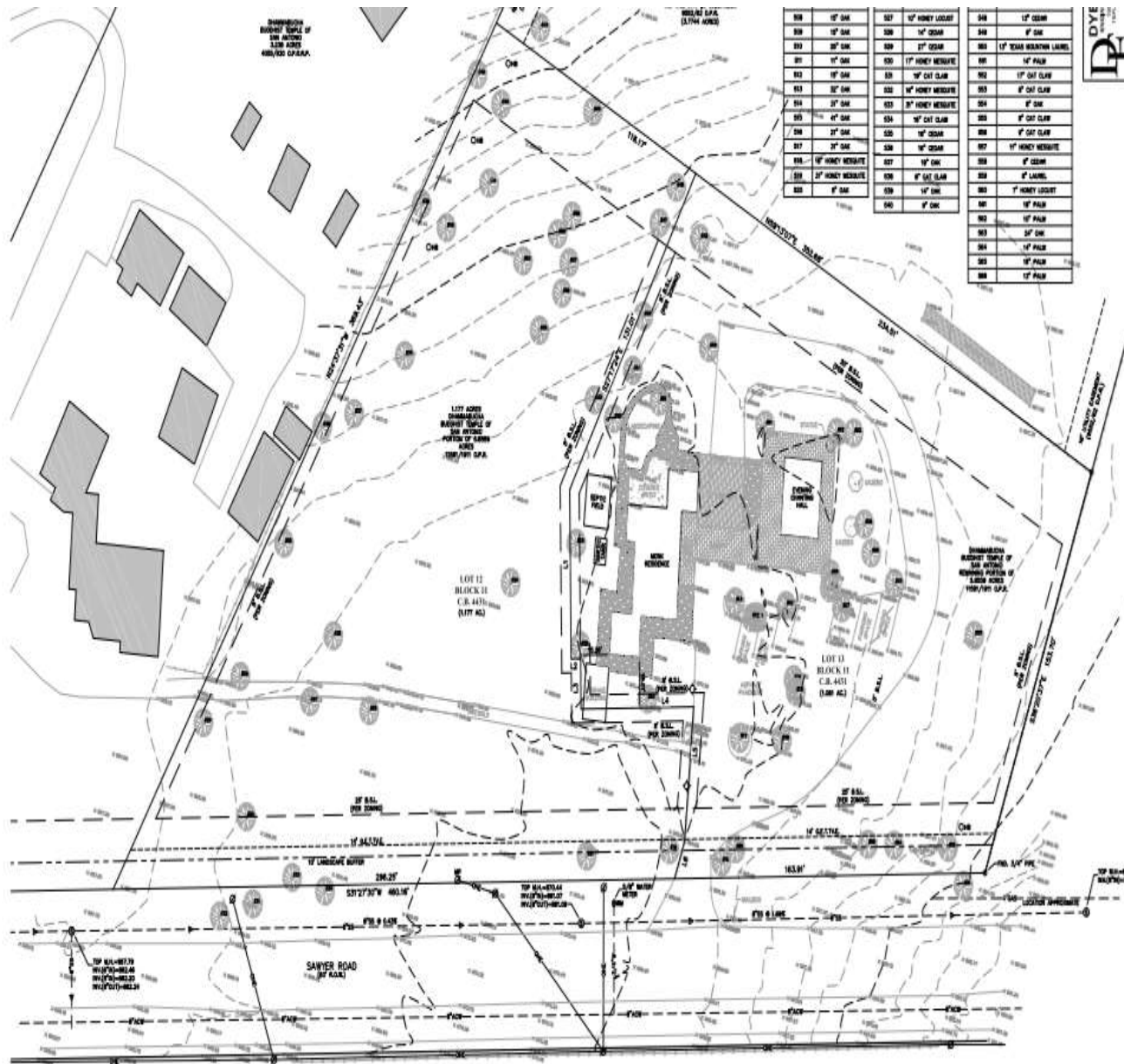
DHAMMABUCHA BUDDHIST TEMPLE
3.238 ACRES
4055/930 O.P.R.
UNPLATTED

(UNPLATTED)
UPTAIN DOYE E & MARY FRANCES TR
P-7, P-7A, & P-7C, C.B.4431
DOC. #20200008623 O.P.R.

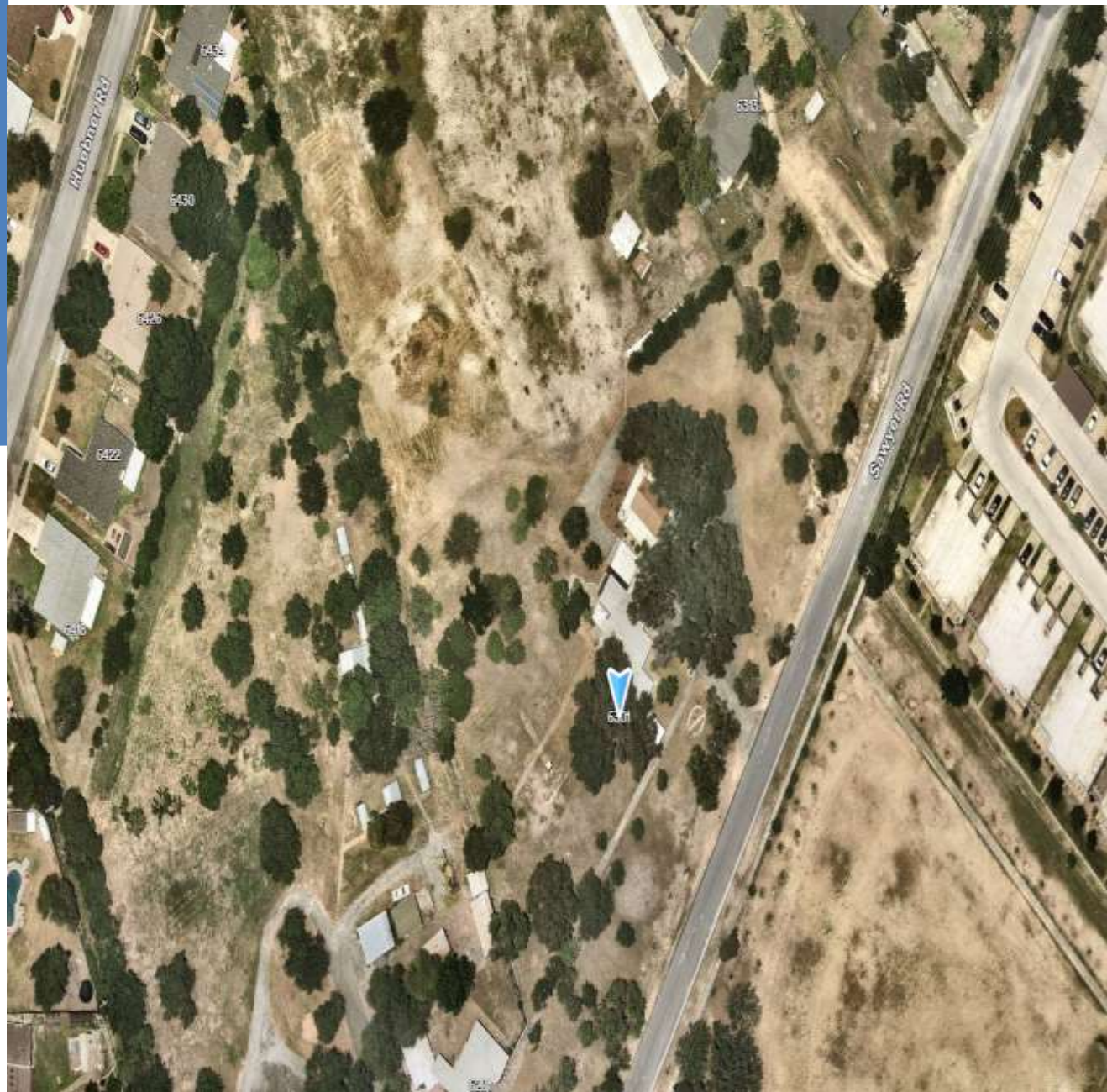
Y = 13,725,910.97
X = 2,087,066.87

Y = 13,728,427.30
X = 2,087,215.94

Existing Conditions



Aerial



Fiscal Impact

- The owner has paid all fees associated with the plat

Recommendation

- Staff and the City Engineer recommend approval of this replat