

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: August 27, 2024
TO: Planning and Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, **Public Hearing**, and Possible Action to Consider a Recommendation on a Plat of Approximately 11-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 make a recommendation on request to plat an 11-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 11-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 as required by the City Code, 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

Staff recommends approval of the plat but denying the variance request and requiring the applicant to construct a sidewalk.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Mindy Teague, Planning and Zoning Director