

STAFF REPORT



SUBJECT: Case No.: SV2020-012
Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements, to be constructed at 1949 N Dale, being Lot 3, Block 1, of the Green Acres Addition to the City of Stephenville, Erath County, Texas

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

On October 21, 2020, the Planning and Zoning Commission, by a vote of 5 to 1, recommended the City Council deny the sidewalk waiver.

BACKGROUND:

Applicant is requesting waiver as other homes in the vicinity do not have these improvements.

Sec. 155.6.11. - Sidewalks.

A. Sidewalks and Pedestrian ways are required as a part of Subdivision Plat approval to help the City achieve the following:

1. Promote the mobility, health, safety, and welfare of residents, property owners, and visitors to the City and to implement objectives and strategies of the Comprehensive Plan,
2. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians,
3. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities, and
4. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.

B. Sidewalk Location and Design.

1. Sidewalks shall be constructed for both sides of all streets within the Subdivision.
2. Sidewalks shall be constructed along all lots adjoining dedicated streets, along Major Arterial/Thoroughfare Streets where lots do not adjoin the street, across power line easements and in other areas where pedestrian walkways are necessary.
3. Routing to clear poles, trees or other obstacles shall be subject to City Administrator approval.
4. The Plat or Construction Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed.
5. All sidewalks shall conform to Federal Americans with Disabilities Act (ADA) requirements and barrier-free ramps should be provided for access to the street.

C. Sidewalk General Construction.

1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than five (5) feet and a minimum thickness of four (4) inches.
2. Sidewalks along Major Arterial/Thoroughfare Streets shall be no less than six feet (6') in width.
3. Sidewalks adjacent to screening and retaining walls shall be five (5') feet in width and shall abut the wall, eliminating the landscape area found along the wall, thereby reducing maintenance.
4. Sidewalks shall be constructed one foot (1') from the property line within the street or Major Arterial/Thoroughfare Street Right-of-Way and shall extend along the full street frontage including both sides of corner lots and block ends.
5. Construction of sidewalks adjacent to curbs will be considered where driveway entrances are constructed from the rear of lots on each side of the street for the full length of the block or where mountable curbs are installed. In these instances, the sidewalks shall be a minimum of five feet (6') wide.
6. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the Subdivision.

D. Sidewalks in Nonresidential Areas. Sidewalks in nonresidential areas shall be a minimum width of five feet (6') or extend from the back of the curb to the building line as required by the City.

CURRENT LAND USE:

(R-1) - Single Family.

COMPREHENSIVE PLAN FUTURE LAND USE:

(R-1) - Single Family

WATER

The property is served by a 8” city water main on Dale.

SEWER

The property is served by a 6” sanitary sewer main on Dale.

STREETS

The property fronts Dale Street which is serviced by the City.

Zoning and Land Use

Location	Current Zoning	Future Land Use
Subject Site	(R-1) Single Family	Single Family
North	(R-1) Single Family	Office/Neighborhood Business
South	(R-1) Single Family	Single Family
East	(B-1) Neighborhood Business	Commercial
West	(R-1) Single Family	Office/Neighborhood Business

ALTERNATIVES

Subdivision Waiver Decision

- a. Accept the recommendation of the Planning and Zoning Commission and deny the request.

b. Override the recommendation the Planning and Zoning Commission and therefore, approve the request for a sidewalk waiver.