

# STAFF REPORT



**SUBJECT:** Case No.: SV2020-015  
Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.06.M(1) – Curb and Gutter Requirements, to be constructed at 1937 N Dale, being Lot 4, 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 6 to 1, recommended the City Council approve the curb and gutter waiver.

## BACKGROUND:

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

*M. Curb and Gutter Options.*

1. A six (6) inch standard curb shall be constructed on both sides of all streets except as allowed in 2 and 3 below.
2. On residential local streets and any subdivision where all lots are one (1) acre or large, a "lay down" or "roll down" curb shall be permitted if designed in accordance with Engineering Standards Manual.
3. On subdivision where all lots are one acre or larger, a "ribbon curb" shall be permitted if designed in Engineering Standards Manual.

### 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**

<b>Location</b>	<b>Current Zoning</b>	<b>Future Land Use</b>
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 therefore, approve the waiver.
- b. Override the recommendation the Planning and Zoning Commission and therefore, deny the waiver.