

STAFF REPORT



SUBJECT: Case No.: SV2020-013
Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.06.M(1) – Curb and Gutter 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 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

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 therefore, approve the waiver.
- b. Override the recommendation the Planning and Zoning Commission and therefore, deny the waiver.