



AGENDA MEMORANDUM

Planning Commission Meeting of August 8, 2018

DATE: August 2, 2018

TO: Nina Nixon-Méndez, Director of Development Services

FROM: Greg Collins, Senior City Planner, Development Services
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Kenley Estates Final Plat

Request for a Waiver of Maximum Cul-de-Sac Length in
Section 8.2.1.G.3 of the Unified Development Code (UDC)

BACKGROUND:

Hanson Professional Services, on behalf of LOWM, Inc., property owner, submitted a request for a waiver of the plat requirement at UDC Section 8.2.1.G.3 that limits cul-de-sac length to 1,000 feet, where the cul-de-sac has an island.

The subject property, known as Kenley Estates (Final Plat), is located east of Flour Bluff Drive and south of Glenoak Drive, about 0.4 miles north of Waldron Naval Outlying Field (NOLF). The owner is proposing to develop a 13.64 acre, 22-lot single-family residential subdivision. The land is zoned RS-22 (Residential Single-Family 22).

STAFF ANALYSIS:

1. Cul-de-Sac Length

Section 8.2.1.G of the UDC limits the length of a cul-de-sac to 800 feet, but provides that a cul-de-sac with an island may have a length of 1,000 feet. The cul-de-sac length is measured from the center line of the connecting street to the radius point of the cul-de-sac.

The applicant requests a waiver from the maximum of 1,000 feet, and has submitted a plat and exhibit showing a cul-de-sac street length of 1,143.4 feet.

The proposed subdivision has stormwater drainage easements and planned detention ponds located on the first two lots (Lots 1 and 22) on either side of the street, as you enter the subdivision. These lots are non-buildable lots. No traffic will be generated by these lots, and no driveways will be situated at these lots. The width of these lots is 110.55 feet. Subtracting off the width of the lots devoted to stormwater management, from the cul-de-sac street length of 1,143.4 feet, results in an adjusted length of 1,033 feet, which is only 33 feet over the maximum length permitted. By way of comparison, the maximum block length allowed for streets that are not cul-de-sacs is 1,600 feet.

1.1 Factors for Granting a Plat Waiver (UDC Section 3.8.3.D)

Section 3.8.3.D of the UDC lists the factors to be considered in whether to grant a waiver from a platting requirement. The factors are:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

STAFF FINDINGS:

Staff finds that the granting of the waiver shall not be detrimental to the public health, safety or general welfare or be injurious to other property in the area or to the City. To mitigate the length of cul-de-sac street, the applicant proposes to install a 10-foot wide island median in the center street at the entrance.

The conditions creating the need for the waiver do not apply generally to other property in the vicinity, and are related to the topography of the land and drainage requirements. Also, the land is constrained by the plat boundaries, preventing construction of a looped street.

Applicant states that application of the 1,000 feet maximum would render subdivision of the land unfeasible. The applicant has already deleted two lots around the cul-de-sac so that the remaining lots satisfy minimum lot width requirements for RS-22 zoned property (minimum lot width requirement of 100 feet).

Staff finds that the granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC.

STAFF RECOMMENDATION:

Staff finds that the waiver request meets the requirements of the UDC.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Kenley Estates, Final Plat

Exhibit B – Kenley Estates, Dimensioned Layout

Exhibit C – Waiver Letter Request

PowerPoint Presentation- Waiver of Cul-de-sac Length Maximum Kenley Estates