

PECAN-YOUNG SUBDIVISION

Engineering Comments: Development of property must comply with all stormwater management and flood control ordinances.

Traffic Engineering Comments: All driveway widths and locations to be approved by Traffic Engineering Department and design to meet AASHTO Standards.

The plat illustrates the proposed 0.3 ± acres, 3 lot subdivision which is located on the Northwest corner of Pecan Street and Youngs Alley. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide four lots into three lots.

Young Street, which has an existing right-of-way of 20-feet, is a minor street, and as such requires a 50-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 25 feet from the centerline should be required. In addition, a 25' radius would be required at the intersection of Young Street and Pecan Street.

There are a few concerns with the proposed application. The first deals with the substandard right-of-way along Young Street. With the dedication of 15' of right-of-way, Lot 3 would be only 30' wide, exclusive of the required setback, reducing the buildable width to 20-feet. In addition, a 25' radius would also be required for at the corner of Pecan Street and Youngs Alley.

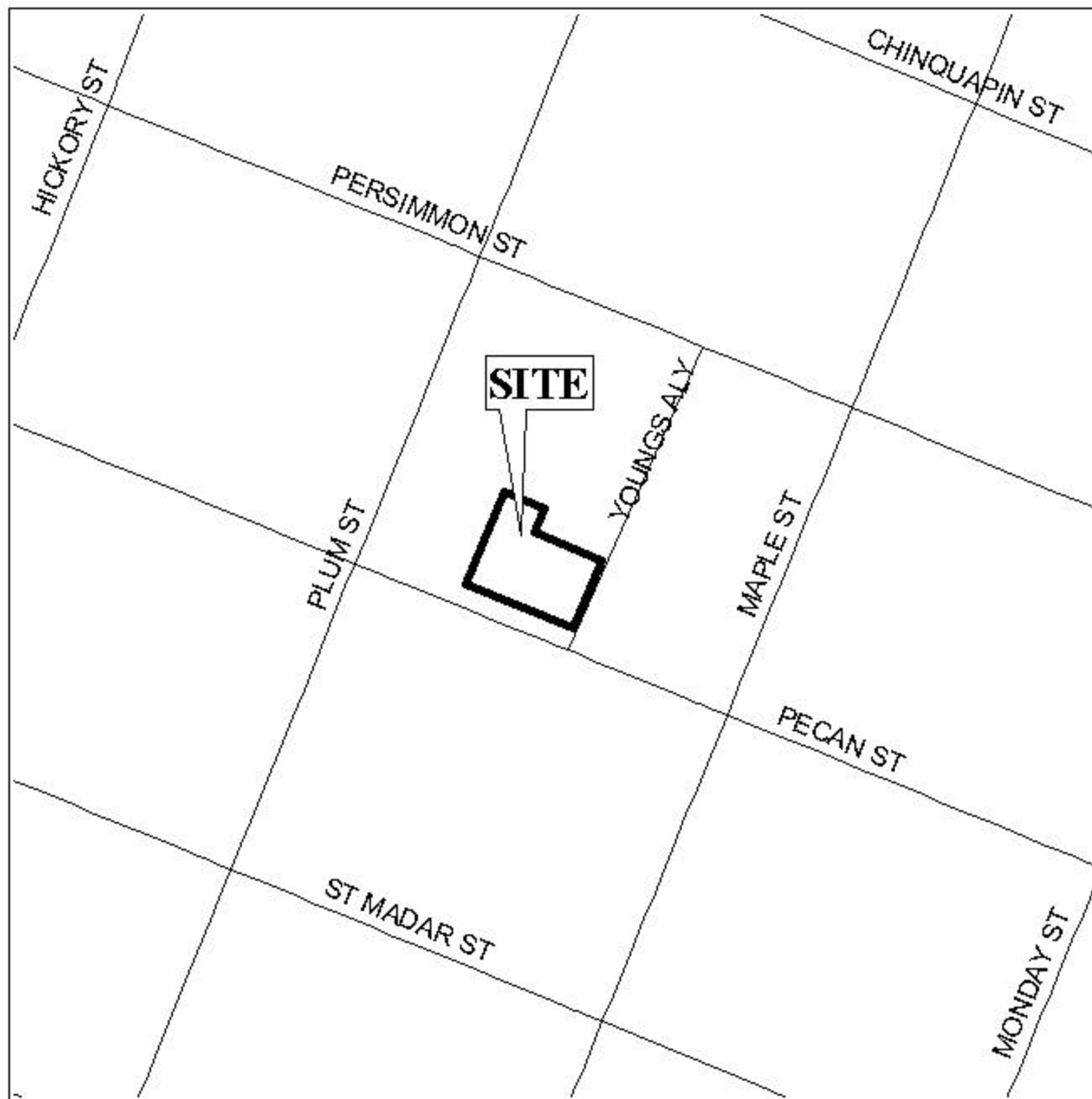
The second concern deals with the proposed lot sizes. The applicant is proposing lots ranging in size from 3,600 to 4,675 square feet and in lot width from 42.5' to 45' wide. Section V.D.2. of the Subdivision Regulations requires a minimum of 7,200 square feet and all residential lots shall have a minimum width of 60'.

The third concern relates to the requested setbacks. The applicant is proposing a front yard setback of 15' along Pecan Street; the Zoning Ordinance requires a front yard setback of 25-feet along Pecan Street.

The fourth concern deals with possible Zoning Ordinance violations. As illustrated on the Vicinity Map, there are several structures that would cross the proposed property lines. These structures would have to be removed or a minimum setback should be provided.

Based upon the preceding, this application is recommended for denial for the following reasons: 1) the proposed lots do not meet the 7,200 square foot minimum lot size requirement and do not provide minimum width of 60' (Section V.D.2.); 2) the requested front setback does not meet the minimum 25' front setback for new lots as stated in Section V.D.9.; and 3) the existing structures would create a Zoning Violation.

LOCATOR MAP



APPLICATION NUMBER 31 DATE January 8, 2004

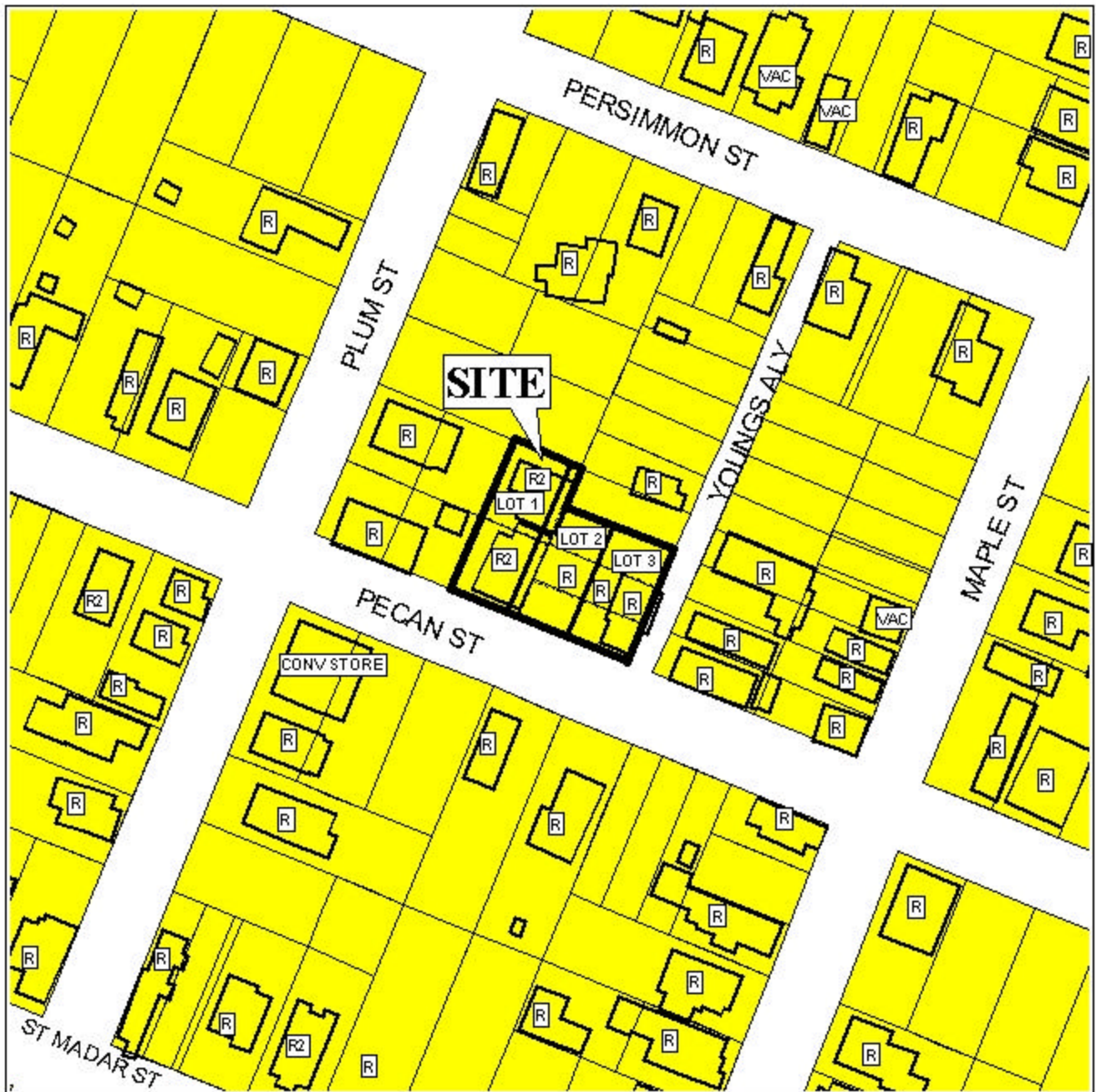
APPLICANT Pecan-Young Subdivision

REQUEST Subdivision



NTS

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LEGEND



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