

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: April 21, 2005****NAME**

Pipeline Realty Mobile, Ltd (dba Texas Pipe & Supply)

LOCATION2200-A Wolf Ridge Road
(Southeast corner of Wolf Ridge Road and Laidlaw [a private street])**PRESENT ZONING**

I-1, Light Industry

ENGINEERING**COMMENTS**

Recommended by Right-of-Way division for the following reasons: 1) existing grades are not conducive to sidewalk installation per the City standards; 2) proximity of the sidewalk to the existing ditch would create a pedestrian safety hazard; and 3) there are no sidewalks in the area.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Placement of frontage trees to be coordinated with Urban Forestry to account for future road widening.

REMARKS

The applicant is requesting the waiver of the sidewalk requirements along Wolf Ridge Road, on the north side of the site.

The applicant states that their request is based upon the comments provided by the Right-of-Way Division of the Engineering Department, stated above.

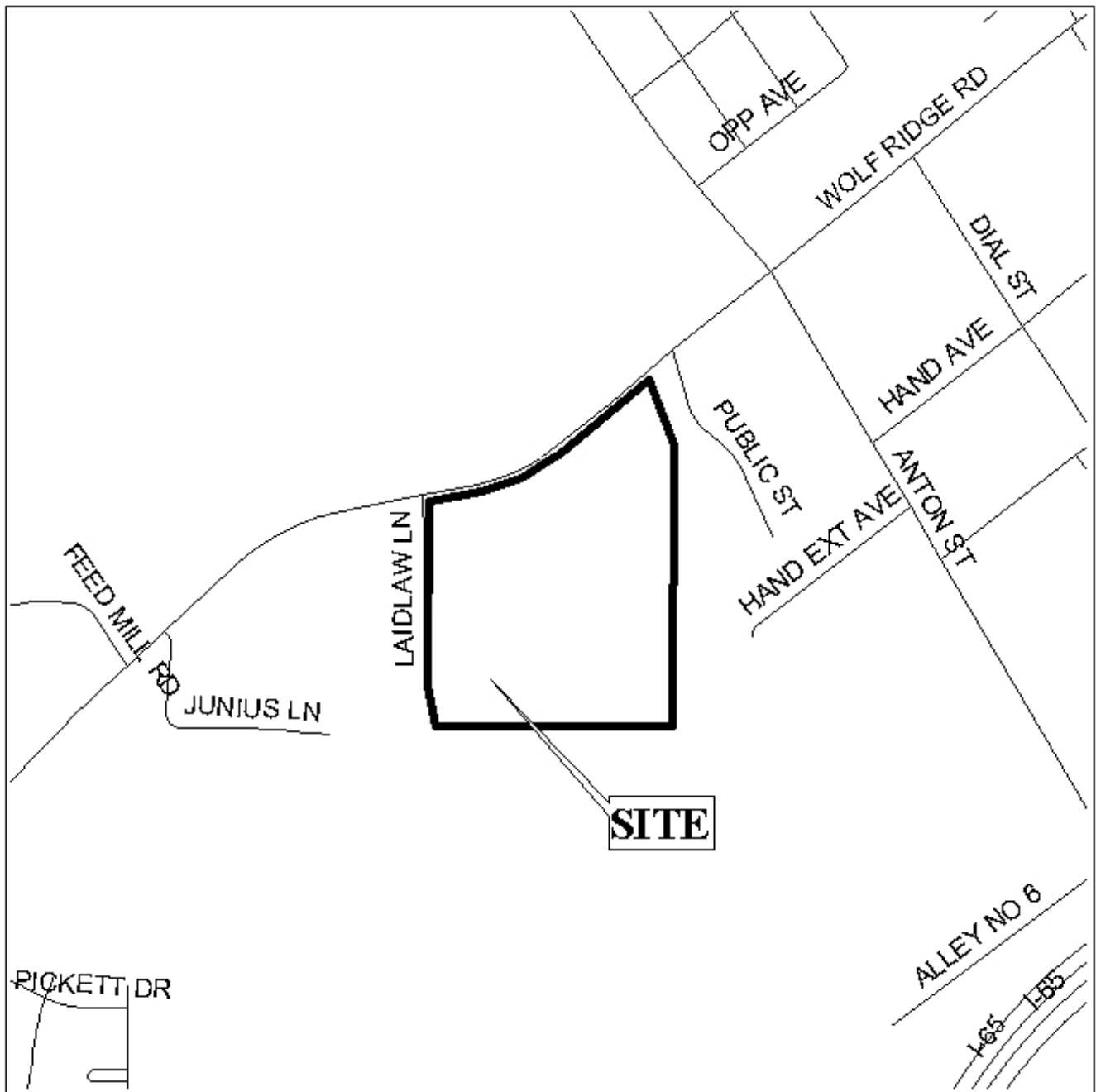
Wolf Ridge Road is a major street, according to the Major Street Plan, and as such should have a right-of-way of 100 feet. A condition of an approved subdivision of this site and adjoining property in 1993 was the reservation of an additional 10 feet along the southern right-of-way of Wolf Ridge Road for future widening. Thus should Wolf Ridge Road be widened in the future, and if the reserved right-of-way is obtained, sufficient right-of-way should be available to permit the construction of a sidewalk to City standards. Additionally, the Zoning Ordinance and Subdivision Regulations state that the 25-foot minimum building setback line shall be from the future right-of-way of a Major Street; therefore, the setback line from Wolf Ridge Road should be measured from the southern edge of the reserved future right-of-way area.

Due to the 10-foot wide reserved area along the Wolf Ridge Road right-of-way, the heritage trees proposed for this area should be moved so that they are not located within the reserved area, but still within the required 25-foot minimum front yard setback. The applicant should coordinate with Urban Forestry to determine an acceptable location for these trees.

RECOMMENDATION

Based upon the preceding, the sidewalk waiver request is recommended for Tentative Approval, subject to the following conditions: 1) coordination with Urban Forestry to determine an appropriate location for the proposed heritage trees, with the site plan revised to reflect the approved locations prior to application for permitting; 2) revision of the site plan to show the 10-foot wide strip previously reserved for the future widening of Wolf Ridge Road; and 3) depiction of the 25-foot minimum building setback line from the future right-of-way line.

LOCATOR MAP



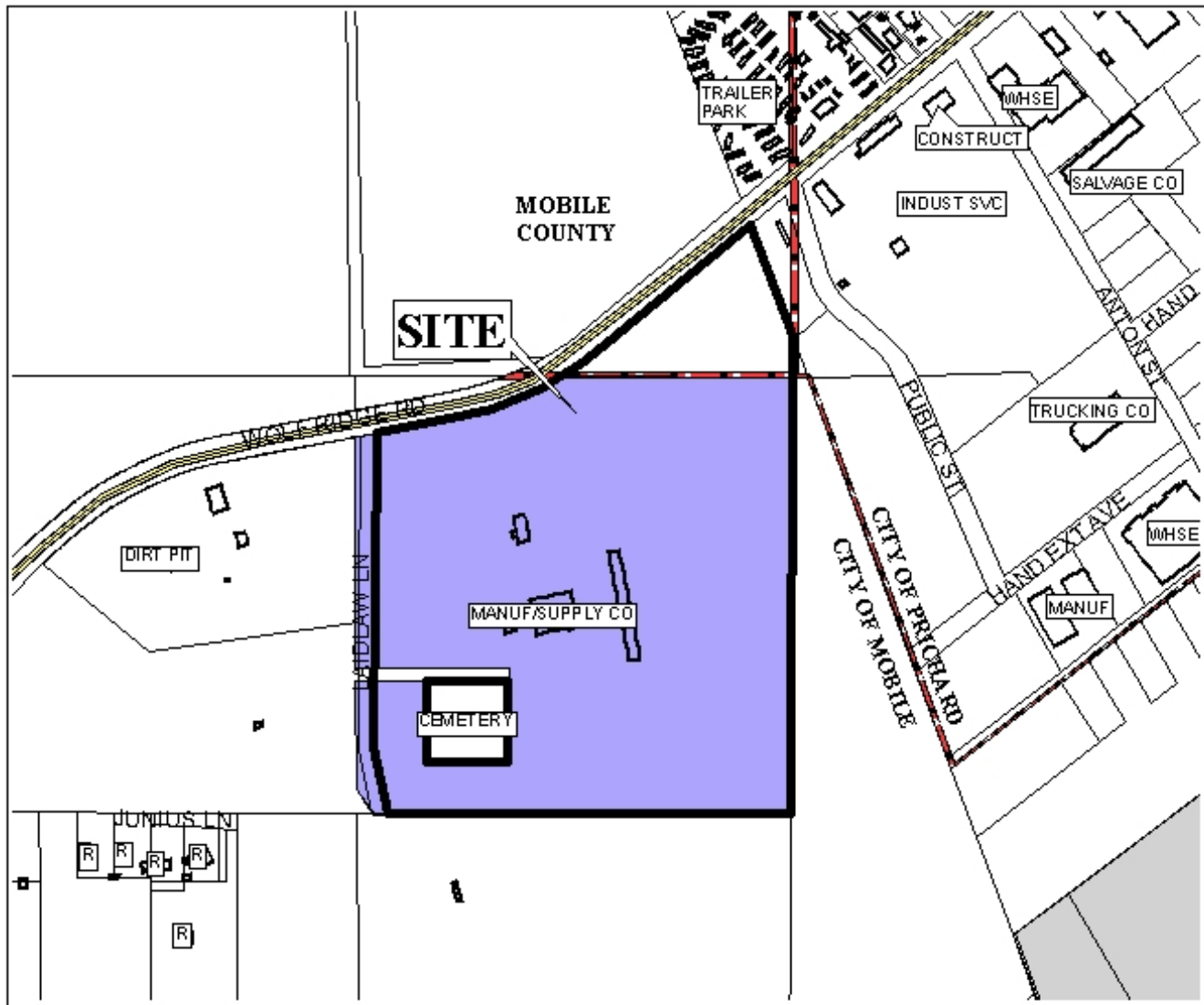
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REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are vacant property and a trailer park; to the East are miscellaneous businesses. Located to the South and West of the site are single family residential dwellings, with a dirt pit to the West.

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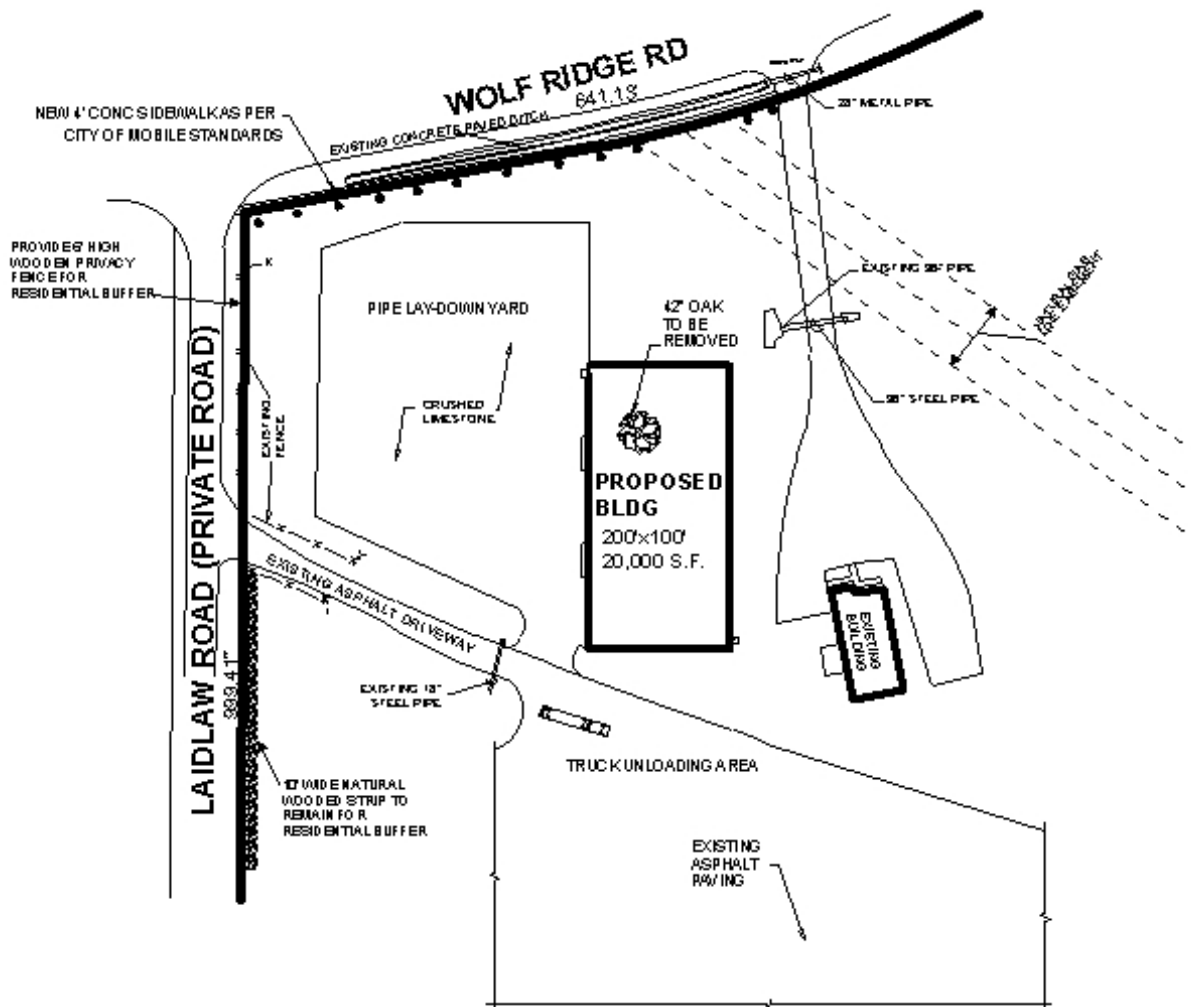
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LEGEND



NTS

SITE PLAN



The site is located on the Southeast corner of Wolf Ridge Road and Laidlaw Lane (private street). The plan illustrates the existing structure, drives, and parking, along with the proposed building and sidewalk location.

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