



MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jeff Armstrong, AICP, Interim Director of Planning & Development Services

DATE: March 22, 2018

SUBJECT: Residential Replats – Subdivision Text Amendment

In March 2017, a citizen purchased two adjacent vacant lots in the Rollingwood Hills subdivision with the intent of replatting the two lots into one and constructing a home on the property. As a residential replat, the property owners in the subdivision were notified of the proposed replat. Several owners in the area expressed concern about a large home being built in the neighborhood that would be out of character with the existing homes. As the Commission is aware, the Texas Local Government Code requires the Commission to approve a plat if it meets the requirements of the Subdivision Ordinance. Therefore, the Commission correctly approved the replat at that time.

Since then, the City Council has expressed concerns about this sort of situation occurring again. In December 2017, staff briefed the Council on the issue and discussed platting and subdivision requirements in general. The Council directed staff to prepare an ordinance that could provide some flexibility in the approval of plats.

Staff is proposing the attached amendment to the Subdivision Ordinance that would require residential lots to be consistent with their surrounding area. This change would give the Commission some flexibility to deny a replat such as the one in Rollingwood Hills if the Commission were to conclude that the plat is inconsistent with the area.

Staff recommends approval of the proposed text amendment.

A handwritten signature in black ink that reads "Jeff Armstrong". The signature is written in a cursive, flowing style.

Jeff Armstrong, AICP

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Interim Director of Planning & Development Services