



# CITY OF KYLE

## Community Development Department



### MEMORANDUM

**TO:** Board of Adjustment

**FROM:** Will Atkinson – City Planner

**DATE:** Monday, May 4, 2020

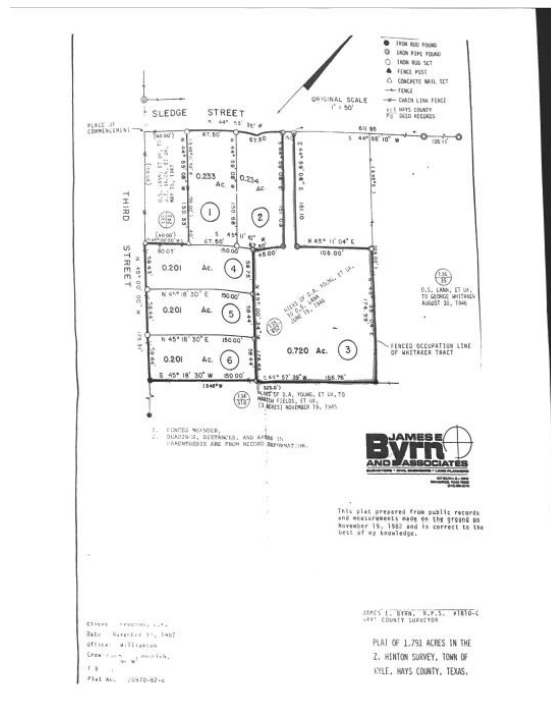
**SUBJECT:** 703 S. Sledge Street Variance – Lot Width

### REQUEST

The applicant requests a waiver to allow lot width of 15-feet at the rights-of-way edge of S. Sledge Street.

### LOCATION

The survey completed by James E. Byrn of James E. Byrn & Associates (1982) shows the lot (Lot 3) approximately 195-feet north of the S. Sledge Street & W. Third Street intersection.



## TEXT OF THE ZONING ORDINANCE

### Sec. 41-136(b) Lots

(b) Access. Each lot shall front upon a public street or, in the case of a planned development, have access to a public way by access easement sufficient to meet the requirements of the fire code adopted by the city, governing access to buildings by fire apparatus. **The frontage of each single-family detached residential, commercial, industrial and other lot on a public street shall not be less than that required by [chapter 53](#), zoning, the provisions of which for the frontage of lots on a public street are incorporated herein by reference;** provided that the minimum required frontage on a public street for single-family-detached residential lots situated on a cul-de-sac shall be 35 feet.

### Ord. No. 92, Sec. VI, Supplementary District Regulations (6.3.)

6.3. Minimum Building Plot: No building plot shall have lower or less stringent standards or dimensions than those prescribed for respective zones as shown in Table A of this ordinance.

DISTRICT USE SCHEDULE TABLE A

District	Min. Lot Area-Gross	Min. Lot Area/D.U.	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Side Setback	Min. Ext Setback	Min. Rear Setback	Maximum Height	Maximum D.U./Acre
Agriculture										
A-O Open	5 acres	5 acres			50 feet	20 feet	15 feet		35 feet	
R-1 Single Family	5,000 sq. ft.	5,000 sq. ft.	50 feet	100 feet	25 feet	7.5 feet	15 feet	15 feet	2.5 story or 35 ft.	6.0
R-1 Two Family	8,000 sq. ft.	3,000 sq. ft.				"D"			2.5 story or 35 ft.	
R-2 Family			60 feet	100 feet	25 feet	7.5 feet	15 feet	15 feet	35 ft.	10.0

## ANALYSIS

The site is located at 703 S. Sledge Street. The lot is zoned R-1, which is detailed in Ord. No. 92 (1978). In 2003 the City of Kyle created a new zoning ordinance (Ord. No 438) and rezoned most of the city. Most of the residents of central Kyle chose not to rezone their residential properties. Therefore staff is referencing two different development codes in this report.

Due to the R-1 zoning, 703 S. Sledge requires a minimum lot width of 50-feet at the street, to be able to plat the property (or a single lot subdivision). Platting is required to receive building permits. However, 703 S. Sledge is "boxed in" by surrounding properties and only has 15-feet of width at the street. To be able to use the property allowed per the zoning district, which is for a single-family residence, the applicant seeks a variance to the lot width at the street (to allow a 15-foot lot width). Essentially, the previously platted

properties surrounding the subject property prevent the usual and customary use of the lot.

## **RECOMMENDATION**

Seeing no threat to the health, safety, and welfare of the immediate region, and recognizing that the parcel has been rendered unusable by the prior actions of others, staff fully supports the request to allow the waiver for 15-feet of width at the street, in the R-1 Zoning District, for Lot 3.

## **ATTACHMENTS**

1. Request letter
2. Survey
3. Table A (Ord. No. 92)