



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 17, 2025

SUBJECT: PLAT24-0072 Consideration of a request from Meadow Development Group LLC for an exception to Section 110-256(f) of the Subdivision Ordinance to allow underground utility service lines to be located at the front of the lots in The Meadow, being 29.553 acres located at the southeast corner of Rufe Snow Drive and Bursey Road.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Meadow Development Group LLC is requesting approval of an exception to the subdivision ordinance to allow for underground utility lines to be located in the front of the lots in The Meadow subdivision. This 29.553-acre development is located at the southeast corner of Rufe Snow Drive and Bursey Road.

GENERAL DESCRIPTION:

The property is located at the southeast corner of Rufe Snow Drive and Bursey Road. The site abuts an automobile repair facility (Christian Brothers) and the Foster Village neighborhood on the south, and the Western Oaks neighborhood on the east. Two existing streets stub into the property: Crosstimbers Lane on the south side and Rolling Ridge Drive on the east side. A 75-foot wide Lone Star Gas (Atmos) pipeline easement runs north-south through the site.

The property is zoned R-PD (Residential Planned Development). The zoning was approved by City Council on June 27, 2022 (Ordinance 3742). The final plat for the property was approved by the Planning and Zoning Commission on October 3, 2024. The development includes 93 single-family residential lots with an average size of 8,288 square feet. The project also includes eight (8) open space lots and one 3.48-acre commercial lot located at the hard corner.

The development is currently under construction. It was recently noted that franchise utilities such as gas and electricity were planned to be located at the front of the lots rather than the required rear location. Section 110-256(c) of the subdivision regulations requires that all electrical, telecommunication, and cable utilities be placed underground in an easement at the rear of the lots. This applies to all new residential subdivisions platted after November 10, 2003.



As provided by Section 110-256(e), the developer is requesting an exception to allow for the utilities to be located in the front of the lots. A letter explaining the request is attached. While this exception is usually considered as part of the preliminary plat phase, the final location of franchise utilities was not known at that time.

The subdivision regulations authorize the Planning and Zoning Commission to approve utility locations at the front of the lots subject to the following guidelines outlined in Section 110-256(f). City Council approval of the exception is not required.

- (1) Underground utility service lines must be located within a ten-foot wide easement, equally divided and paralleling the side property line of two adjacent lots. Aboveground electrical transformers and other utility appurtenances located within such easements must be located five feet from the front building setback line.
- (2) Transformers must be hinged to provide rear service access. Access to the rear must be free from obstructions. Additionally, the use of surface hand boxes versus pedestals for electric utilities is required.
- (3) Screening of the above ground appurtenance by a live vegetative screen is recommended for the street front and sides of the pad. Maintenance of the optional screening is the responsibility of the owners of the adjacent lots where the appurtenance is located.
- (4) In situations where the grade requires retaining walls, the transformer pad must be located on the lower grade and the retaining walls jogged to accommodate the transformer pad and provide adequate service access.

The applicant is aware of the requirements outlined above and has indicated an ability to comply, if granted the exception request.

RECOMMENDATION:

Consider the exception request for PLAT24-0072.