

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-B-26-SU **Related File Number:**
Application Filed: 1/16/2026 **Date of Revision:**
Applicant: TYLER STINNETT

PROPERTY INFORMATION

General Location: East side of Brandau Dr, southwest of Chapman Hwy
Other Parcel Info.:
Tax ID Number: 123 K E 006 **Jurisdiction:** City
Size of Tract: 0.69 acres
Accessibility: Access is via Brandau Drive, an unstriped local street with 16-18 ft of pavement width within a right-of-way width that varies from 43-50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Planning Sector: South City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is in an area that primarily features single family houses directly to the south of the Chapman Highway commercial corridor. There are duplexes to the north of Chapman Highway. Giffin and Butterfly Lakes lie to the east, as does a service-oriented commercial corridor on Chapman Highway.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 102 BRANDAU DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Action: Approved with Conditions **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the request for a duplex because it is consistent with adopted plans and supported by community amenities, subject to 2 conditions.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**