

## Sidewalk Required on Undeveloped Lot

**Property Location:** 1503 Lewis Circle  
**Legal Description:** Westbrook of Creekmoor 7th Plat Lot 168  
**Property Owner:** Byron & Wendra Pierce



### STAFF COMMENTS:

1. On 1/13/2020 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. The current property owner purchased the property on 12/16/2019. The previous property owner received notice in 2019 that the sidewalk was required.
3. This is the only lot remaining on the cul-de-sac that does not have a sidewalk.

## STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**  
*Yes, this segment would create a continuous sidewalk to the Creekmoor Elementary school.*
2. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a sidewalk or trail on an arterial street.**  
*Yes, this sidewalk would provide a continuous sidewalk to the trail along Foxridge Drive.*
3. **Whether installation of the sidewalk segment eliminates a safety concern.**  
*Yes, the sidewalk segment eliminates the need to walk in the street.*
4. **The percentage of the developed lots (degree of completion) in the subdivision or subdivision phase is high enough to warrant the installation of the sidewalk segment.**  
*Westbrook at Creekmoor 7th plat is 94% completed..*
5. **The likelihood that the lot would be developed within the next year.**  
*The property owner indicated they have an interest in constructing a home on the lot in 2021.*
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenities such as a pool.**  
*This segment would provide connectivity to the pool, common areas and walking trails.*
7. **Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.**  
*This segment does not provide a direct connection with the sidewalk in another subdivision.*
8. **Whether the sidewalk was required under a previously adopted City Code provision.**  
*Yes, sidewalk was required under a previous City Code provision.*