



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 15, 2018

SUBJECT: PP 2017-07 Consideration of a request from CalAtlantic Homes of Texas, Inc., for a preliminary plat of Meadow Crest Addition, being 9.41 acres located at 6801 Dick Lewis Drive.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

CalAtlantic Homes of Texas, Inc., is requesting approval of a preliminary plat of the Meadow Crest Addition. This 9.41-acre development is located at the northeast corner of Dick Lewis Drive and Kilmer Drive. The proposed preliminary plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The preliminary plat for Meadow Crest Addition includes 94 townhouse lots and 16 open space lots. The residential lots range in size from 2,250 to 3,153 square feet, with an average lot size of 2,475 square feet. Typical lot dimensions are shown below. The lots comply with the adopted RI-PD development standards.

Street entrances are proposed on Dick Lewis Drive and Meadow Crest Drive. All lots would be served by alleys on the rear. The development includes an opportunity for a future street connection to properties east of the site on Lewis Court, in the event that these properties were redeveloped as a future phase of the subdivision.

The 16 common open space lots total 1.087 acres and cover 11.6% of the development. This includes landscape setbacks and street trees adjacent to all perimeter and internal streets, and mid-block open space lots that provide access into the development. A centrally located private park (21,236 square feet in size) is proposed that would include sidewalks, shade structures, seating areas, cluster mailboxes for the neighborhood, and landscaping.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Medium Density Residential." This designation is intended to provide for medium density attached dwelling units such as duplexes and townhouses.

THOROUGHFARE PLAN: The development has frontage on Dick Lewis Drive, Kilmer Drive, and Meadow Crest Drive. Dick Lewis Drive is classified as a C2U Minor Collector



roadway. A C2U roadway is a two-lane undivided street with an ultimate right-of-way width of 60 feet. Kilmer Drive and Meadow Crest Drive are classified as R2U Residential streets. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place.

CURRENT ZONING: The property is zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on December 11, 2017, by Ordinance No. 3490. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

- North:** R-7-MF Multifamily and C-1 Commercial | High Density Residential / Multifamily and Office
- West:** C-2 Commercial | Retail and Commercial
- South:** PD Planned Development and C-2 Commercial | Retail
- East:** R-7-MF Multifamily | High Density Residential / Multifamily

PLAT STATUS: The property is currently platted as Block 11, Snow Heights North Addition.

RECOMMENDATION:

Approve PP 2017-07.