

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 1, 2018

SUBJECT: RP 2018-04 Consideration of a request from Hamilton Duffy PC for a replat of Parkside Place, being 5.805 acres located in the 7300 block of Circle Drive.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Tommy Cunningham, Hamilton Duffy PC is requesting approval of a replat of Parkside Place. This 5.805-acre subdivision includes 23 residential lots and 4 open space lots. The property is located south of Circle Drive at the end of Wynwood Drive. The proposed replat meets the requirements of the approved Residential Infill Planned Development ordinance and subdivision regulations. For reference, below is the development plan approved by City Council during the zoning consideration.



GENERAL DESCRIPTION:

The property under consideration is a 5.805-acre triangular-shaped lot located at the south end of Wynwood Drive, which is a dead end street that intersects Circle Drive. The site is bounded by existing single-family residential development on the north (Holiday



Meadows and Holiday North additions), the Calloway Branch creek channel on the west, and the North Electric Trail hike and bike trail on the south. The softball fields for Richland High School are located immediately south of the property.

The property is currently platted as Lot 2, Block 35, Holiday North Addition, a single-lot plat approved in 1984. In November 2017, the property was rezoned from R-7-MF Multifamily to RI-PD Residential Infill Planned Development to accommodate the proposed single-family residential subdivision.

The proposed development includes 23 single-family lots with an approximate density of 3.9 dwelling units per acre. The typical lot size is 50 feet wide and 90 feet deep, with an average lot size of 5,931 square feet. The subdivision is accessed from a single street entrance that connects to Circle Drive. All lots would front on a cul de sac, and most lots back up to either the North Electric Trail or creek channel.

The development incorporates 10,639 square feet of useable open space, which makes up 4.21% of the total site area. This includes an open space lot with seating areas and an 8-foot sidewalk that provides a direct connection to the North Electric Trail. An open space lot near the eastern end of the development would include a sidewalk and the location for the cluster mail box for the neighborhood.

Approximately 1.24 acres, or 21.32% of the total site area, is located within the floodway for the Calloway Branch creek channel. This property is undevelopable and contained within a drainage easement. Fifteen of the lots are also located within the 1% chance floodplain, and minimum finished floor elevations of at least 18 inches above the Base Flood Elevation are established for these lots. The elevations are based on a flood study prepared for this development and the FEMA effective flood study. A Letter Of Map Revision Based on Fill (LOMR-F) will be applied for with FEMA once construction is complete and prior to issuing any building permits for the fifteen properties within the floodplain.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered the City Council.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation is intended to provide for traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on February 26, 2018, by Ordinance No. 3501. 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:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD Planned Development R-2 Single-Family Residential	Low Density Residential	Single-family residences
WEST	C-1 Commercial	Low Density Residential Public/Semi-Public	Calloway Branch creek
SOUTH	R-2 Single-Family Residential	Parks and Open Space	Richland High School athletic fields
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently platted as Lot 2, Block 35, Holiday North Addition.

CITY COUNCIL: The City Council will consider this request at the November 12, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2018-04.