



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 15, 2018
SUBJECT: AP 2018-06 Consideration of a request from Silver Bay Group LLC for an amended plat of Smith Farm Addition, being 8.00 acres located south of Douglas Lane and east of Cimarron Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Silver Bay Group LLC is requesting approval of an amended plat of Smith Farm Addition. The purpose of the amended plat is to add utility and drainage easements to the plat. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would make the following corrections to the previous plat.

1. Oncor utility easements (10-foot by 10-foot) are added to fifteen lots to coincide with the constructed utilities.
2. Oncor utility easements (7.5-foot width) are added to Lot 7R, Block 1, and Lot 3R, Block 2, to coincide with the constructed utilities.
3. An 18-foot wide drainage and utility easement is added on the west side of the development to coincide with approved drainage and utility plans.

The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential. This district is intended to provide areas for low density development of single-family detached dwelling units constructed at an approximate density of 4.0 units per acre.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 Single-Family Residential R-3 Single-Family Residential	Low Density Residential Parks - Open Space	Single family residences Cross Timbers Park
WEST	R-2 Single-Family Residential	Low Density Residential	Single family residences
SOUTH	R-2 Single-Family Residential AG Agricultural	Low Density Residential	Single family residences
EAST	R-1 Single-Family Residential AG Agricultural	Low Density Residential	Single family residences

PLAT STATUS: The property is currently platted as Smith Farm Addition.

CITY COUNCIL: Following action by the Planning and Zoning Commission, the City Council will consider this item at the December 10, 2018, meeting.

RECOMMENDATION:

Approve AP 2018-06.