



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 6, 2017

SUBJECT: FP 2016-11 Consideration of a request from Cambridge NRH Development, LLC for a final plat of Cambridge Estates on 16.284 acres located in the 7300 block of Iron Horse Boulevard.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Cambridge NRH Development, LLC is requesting approval of a final plat of Cambridge Estates. This 16.284-acre subdivision is located on the east side of Iron Horse Boulevard and north of Liberty Way. With a few minor differences, the final plat is generally consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The property is zoned R-PD Residential Planned Development. A zoning change related to the development standards for this subdivision is an associated item on the July 6, 2017, agenda.

The final plat includes 44 single-family residential lots with varied lot sizes and widths. It also reserves area for a second phase of 12 additional residential lots and additional open space area at the southeast corner of the development. The R-PD zoning district standards require a minimum lot size of 7,500 square feet, with allowances for smaller sizes on specific lots. The minimum lot widths allowed range from 50 feet to 60 feet. The lots meet the standards of the proposed R-PD district regulations on the same meeting agenda.

The proposed design of the cul de sacs provides a 50-foot radius on the turnaround and extends the right-of-way to Iron Horse Boulevard. This design provides an open space and sidewalk access to the existing hike and bike trail. Since the radius of the cul de sac is less than the required 58 feet, approval of the design is dependent on approval of the amendments to the planned development district.

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 by the City Council. Since the property is zoned for single-family



residential uses, the public hearing will include notification of all property owners within 200 feet of the lot boundary that are within the Cambridge subdivision.

COMPREHENSIVE PLAN AND CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan as “Neighborhood Service,” “Commercial,” and “Industrial.” The property is currently zoned R-PD Residential Planned Development. The development plan and standards for Cambridge Addition were approved on January 27, 2014, by Ordinance No. 3293. The proposed zoning change would amend the development plan and standards for the Cambridge Estates portion of the overall development.

THOROUGHFARE PLAN: The development has frontage on Iron Horse Boulevard and Liberty Way. Both streets are classified as a C4U Major Collector, which is a 4-lane undivided roadway with an ultimate right-of-way of 68 feet. Sufficient right-of-way exists for both roadways at this location.

SURROUNDING ZONING | LAND USE:

- North:** Planned Development (PD-43); I-2 Medium Industrial; U School, Church, and Institutional; and AG Agricultural | Retail, Low Density Residential, and Public/Semi-Public
- West:** I-2 Medium Industrial | Industrial
- South:** I-2 Medium Industrial; O-1 Office; R-4-D Duplex; R-3 Single Family Residential; and C-1 Commercial | Low Density Residential and Medium Density Residential
- East:** R-2 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as NRH Industrial Park Addition, Lot 4B.

RECOMMENDATION:

Approve FP 2016-11.