



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 1, 2016

SUBJECT: FP 2016-09 Consideration of a request from Z Family Enterprises LLC for a Final Plat of Hewitt Estates Phases 1 on 1.535 acres located in the 7500 block of Buck Street.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Z Family Enterprises LLC is requesting approval of a final plat for four lots within Hewitt Estates. This 1.535-acre subdivision is located on the north side of Buck Street at the west end of the street. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create four lots for the future construction of single-family residences on the property. The lots range in size from 13,343 square feet to 26,785 square feet. The surrounding properties are developed with single-family residences, with a mix of large estate lots and traditional single-family lots.

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.

THOROUGHFARE PLAN: The proposed lots have frontage on Buck Street. This street is classified as an R2U Residential roadway, which is a two-lane undivided street with an ultimate right-of-way width of 50 feet. Sufficient right-of-way is in place for Buck Street and dedication of additional right-of-way is not required.

The right-of-way for Buck Street extends to Meadow Road, though the streets do not connect at this time. As part of this development, the owner is required to extend a 24-foot wide section of paving to provide access and fire protection for the lots. A hammerhead turnaround will be constructed at the west end of the pavement. The turnaround will be large enough for use by emergency vehicles and solid waste collection trucks.



CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential. The zoning change to the R-2 district on the December 1, 2016, agenda, does not affect the final plat. The final plat is consistent with the R-2 zoning standards.

SURROUNDING ZONING | LAND USE:

North: R-1 Single-Family Residential and AG Agriculture | Low Density Residential

West: R-1-S Special Single-Family | Low Density Residential

South: R-1 and R-2 Single-Family Residential | Low Density Residential

East: R-2 Single-Family Residential | Low Density Residential

ROUGH PROPORTIONALITY DETERMINATION: The public improvements indicated on the public infrastructure plans for the Subdivision include water and sanitary sewer improvements needed to support the development of Lots 15-18 of the subdivision. All such improvements are required and therefore the developer is 100% responsible for the improvements included on the plans.

PLAT STATUS: The property is currently unplatted. The preliminary plat for this development is a related item on the December 1, 2016, agenda.

RECOMMENDATION:

Approve FP 2016-09.