



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 13, 2017

SUBJECT: FP 2016-15 Consideration of a request from Britton and Ashley New for a Final Plat of Lots 7 and 8, Block 2, Creekside Estates Addition on 1.00 acres located in the 8700 block of Stewart Drive and an associated Developer Agreement for municipal infrastructure costs.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Britton and Ashley New are requesting approval of a Final Plat of Lots 7 and 8, Block 2, Creekside Estates Addition. This 1.00-acre two-lot subdivision is located on the south side of Stewart Drive east of Simmons Road. The proposed final plat is consistent with the preliminary plat approved by the Planning & Zoning Commission on January 19, 2017 and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create two lots for the construction of single-family houses on the property. Lot 7 is 92.5 feet wide and 18,449 square feet in area. Lot 8 is 114 feet wide and 23,102 square feet in area. The common property line between the two lots was adjusted after Planning and Zoning Commission approval to make Lot 8 slightly wider and larger, but both lots still exceed the minimum standards of the R-1 Single Family Residential zoning district.

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 development has frontage on Stewart Drive, which is classified as an R2U Residential roadway. An R2U roadway is a two-lane undivided local street with an ultimate right-of-way width of 50 feet. The plat includes a right-of-way dedication of approximately 10 feet (2,000 square feet) for Stewart Drive.

CURRENT ZONING: R-1 Single-Family Residential. The preliminary plat is consistent with the R-1 zoning standards.



SURROUNDING ZONING | LAND USE:

- North:** R-2 Single Family Residential | Low Density Residential
- East:** R-2 Single-Family Residential | Low Density Residential
- South:** R-2 Single-Family Residential | Low Density Residential
- West:** R-1 Single-Family Residential | Low Density Residential

DEVELOPER AGREEMENT: Approval of the final plat includes approval of the attached developer agreement. This agreement documents the obligation of the developer to pay the City’s cost of constructing the following public infrastructure improvements:

- Approximately 405 linear feet of six-inch sanitary sewer lines
- Three (3) sanitary sewer service connections
- One (1) sanitary sewer manhole

The improvements will be installed by the City. The developer has agreed to pay \$30,006.81 to the City, which is the roughly proportionate share of these improvements for the development.

ROUGH PROPORTIONALITY DETERMINATION: The public improvements indicated on the public infrastructure plans for Creekside Estates, Block 2, Lot 6 include sanitary sewer and drainage facilities are needed to support the development of the Creekside Estates, Block 2, Lots 7-8. All such improvements are required and therefore the Developer is 100% responsible for the improvements included on the plans. Stewart Drive is currently an asphalt street without curb and gutter and utilizes bar ditches for drainage. In keeping with City standards, curb, gutter, sidewalks, and downstream drainage improvements in Simmons Road must be installed or funds escrowed to support this development. Given the existing conditions of Stewart Drive, funds must be escrowed as opposed to the curb, gutter, and sidewalk being constructed at this time. The Developer is dedicating land (2,000 sq. ft.) to the City as public right of way (ROW). The escrow costs for curb, gutter, sidewalk, downstream drainage improvements, and the value of the land dedicated for ROW is as follows:

Public Infrastructure Item Description	Quantity	Unit	Unit Cost	Item Cost
Concrete Curb and Gutter	195	L.F.	\$ 30.00	\$ 5,835.00
Concrete Sidewalks	86	S.Y.	\$ 50.00	\$ 4,322.22
10' Curb Inlet (assessed at 15%)	1	EA	\$ 2,530.00	\$ 379.50
24" RCP (assessed at 15%)	150	L.F.	\$ 55.00	\$ 1,254.00
Value of Required Improvements				\$11,790.72
Credit for ROW Dedication (2,000 sq. ft.)				\$9,623.02
Cost for Public ROW Infrastructure Improvements Less ROW Dedication				\$ 2,167.70



The construction of these curb, gutter, sidewalks and downstream public drainage infrastructure, is required for the development of the Subdivision as proposed by the developer. Therefore, the developer will be required to assume 100% of the amount required for such sidewalks. Such amount (\$2,167.70) is roughly proportionate to the proposed Subdivision.

The above determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code by the undersigned professional engineer in the employ of the City of North Richland Hills, licensed by the State of Texas.

PLAT STATUS: The property is currently unplatted. The preliminary plat was approved by the Planning and Zoning Commission on January 19, 2017, by a 7-0 vote.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the January 19, 2017, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve FP 2016-15 and the associated Developer Agreement.