



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 17, 2018

SUBJECT: AP 2018-02 Consideration of a request from Safeway Consulting and Contracting, LLC, for an amended plat of Lot 1R, Block 5, Fresh Meadows Estates, being 0.303 acres located at 8701 Montrose Drive.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Safeway Consulting and Contracting, LLC, is requesting approval of an amended plat of Lot 1R, Block 5, Fresh Meadows Estates. This 13,201-square foot lot is located at the northeast corner of Clay Hibbins Road and Montrose Drive. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The original plat for Fresh Meadows Estates was approved in May 2017. The subdivision included 54 single-family residential lots on 16.152 acres. The property is zoned R-2 Single-Family Residential.

The purpose of the amended plat is to correct the side building line for a lot located at 8701 Montrose Drive at the corner of Clay Hibbins Road. The current plat provides a 25-foot side building line adjacent to Clay Hibbins Road. The amended plat would correct the side building line to 20 feet, which is the required side building line for the R-2 zoning district. There are no other changes proposed to the plat.

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 Shady Grove Road and Clay Hibbins Road. Shady Grove Road is classified as a C2U Minor Collector roadway, which is a two-lane undivided street with an ultimate right-of-way width of 60 feet. Clay Hibbins Road is classified as an R2U Residential roadway, which is a two-lane undivided street with an ultimate right-of-way width of 50 feet. Right-of-way dedication is not required for the plat.



CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential. The R-2 zoning district is intended provide areas for low-density development of single-family detached dwelling units that are 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-2 Single-Family Residential	Low Density Residential	Single family residence
WEST	Located in city of Keller	Located in city of Keller	Single family residences
SOUTH	R-2 Single-Family Residential	Low Density Residential	Vacant residential lots
EAST	R-2 Single-Family Residential	Low Density Residential	Vacant residential lots

PLAT STATUS: The property is currently platted as Lot 1, Block 5, Fresh Meadows Estates.

RECOMMENDATION:

Approve AP 2018-02.