



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 4, 2017

SUBJECT: PP 2017-01 Consideration of a request from Safeway Consulting and Contracting, LLC for a Preliminary Plat of Fresh Meadows Estates on 16.152 acres located in the 8400 and 8500 blocks of Shady Grove Road and 8600 block of Clay Hibbins Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Safeway Consulting and Contracting, LLC is requesting approval of a preliminary plat of Fresh Meadows Estates. This 16.152-acre subdivision is located on the north side of Shady Grove Road and the east side of Shady Grove Road/Clay Hibbins Road. Should the companion zoning change request be approved (Case ZC 2017-03), the proposed preliminary plat would meet the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The preliminary plat for Fresh Meadows Estates is a revision of the preliminary plat approved by the Planning and Zoning Commission in April 2016. It incorporates an additional 2.707 acres that are part of the associated zoning change on the May 4, 2017, agenda.

The proposed preliminary plat includes 54 single-family residential lots. The lots range in size from 9,009 to 25,513 square feet, with an average lot size of 10,291 square feet. The typical lot is 80 feet wide and 110 feet deep. The lots comply with the R-2 Single-Family Residential zoning district standards.

The property has frontage on Shady Grove Road and Clay Hibbins Road, with street entrances located on both streets. The development includes a street right-of-way connection to the property north of the site in the event that it develops in the future. This connection is provided to address Planning and Zoning Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city.

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 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. The plat includes a right-of-way dedication of 25 feet for Clay Hibbins Road. Sufficient right-of-way exists for Shady Grove Road.

ROUGH PROPORTIONALITY DETERMINATION: The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City’s design criteria.

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

CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential, AG Agricultural, and R-1-S Special Single Family. A zoning change to R-2 Single-Family Residential for a portion of the subdivision is an associated item on the May 4, 2017, Planning and Zoning Commission agenda.

SURROUNDING ZONING | LAND USE:

North: PD Planned Development | Low Density Residential

West: R-2 Single Family Residential and AG Agricultural | Low Density Residential

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

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

PLAT STATUS: Part of the property is platted as Barrett-Andrews Addition, with the remainder being unplatted. A preliminary plat for Fresh Meadows Estates was approved by the Planning and Zoning Commission in April 2016. An updated final plat is an associated item on the May 4, 2017, Planning and Zoning Commission agenda.

RECOMMENDATION:

Approve PP 2017-01.